

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, December 14, 1976, in the Council Chamber, Third Floor, City Hall, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Boyce, Cowie, Harcourt,
Kennedy, Marzari, Rankin,
Sweeney and Volrich.

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' this day.

ADOPTION OF MINUTES

MOVED by Ald. Harcourt

SECONDED by Ald. Sweeney

THAT the Minutes of the Regular Council Meeting of December 7, 1976, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin

SECONDED by Ald. Harcourt

THAT the Council recess and reconvene later this day, following the Special Council (Public Hearing).

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The Regular Council reconvened at approximately 2:30 p.m., with the same Members present.

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney

SECONDED by Ald. Bird

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

Regular Council, December 14, 1976. 2

MANAGER'S REPORTS AND DELEGATIONS

Fire and Traffic Matters
(December 10, 1976)

Traffic Conditions at the Intersection
of Cambie Street and 57th Avenue.
(Clause 1)

The Council heard the following delegations requesting a pedestrian crossing light at 57th Avenue and Cambie Street:

Mrs. R. Tarmovaara	-	Dogwood Lodge
Mr. Bob Morris	-	
Ms. Mary Williams	-	Pearson Hospital

The representatives from Dogwood Lodge submitted a brief putting forward several proposals to improve the pedestrian traffic problems in this area.

Mr. Gascoyne, Assistant City Engineer, Traffic Division, spoke against a pedestrian-operated light or the installation of a cross-walk, for the reasons outlined in the report.

MOVED by Ald. Rankin

THAT

1. Two car parking spaces between the entrance to Dogwood Lodge and the stop sign on 57th Avenue be eliminated to provide better visibility for drivers and pedestrians;
2. A cross-walk north-south at 57th Avenue, where the curb is already ramped, be installed;
3. The City Engineer report back on the proposal by the delegation that appropriate disabled pedestrians signs be erected;
4. The City Engineer report on the installation of a sidewalk on the north side of 57th Avenue, west from Cambie.

- CARRIED UNANIMOUSLY

Building and Planning Matters
(December 10, 1976)

Hardship Application -
2176 East 61st Avenue
(Clause 1)

Mr. C. Pritchard, solicitor, on behalf of Mrs. M. White, spoke in support of a hardship application regarding 2176 East 61st Avenue and gave details of Mrs. White's financial status.

MOVED by Ald. Volrich

THAT an extension of one year be granted to Mrs. White with respect to retention of a housekeeping unit in the basement of 2176 East 61st Avenue.

- CARRIED UNANIMOUSLY

Regular Council, December 14, 1976. 3

MANAGER'S REPORTS AND DELEGATIONS (Cont'd)

Day Care - False Creek
(Clause 7)

Ms. Susan Swanson, representing the False Creek Child Care Society addressed Council and spoke on matters relating to the problems of the Society in finding suitable accommodation for a Day Care Centre, and against being located on a permanent basis in Hodson Manor.

The Council also heard briefly from Mr. Oosterhuis representing the Multi-Cultural Society, who advised Council not to utilize Hodson Manor as a Day-Care Centre.

MOVED by Ald. Marzari

THAT the City negotiate a lease, based on three years, with Daon for day care premises at Laurel and 6th Avenue, at a reasonable square footage rate;

FURTHER THAT the City Manager report back to the first Regular Council Meeting in 1977 on the result of the negotiations.

- CARRIED

(Ald. Sweeney opposed)

MOVED by Ald. Rankin

THAT the Supervisor of Properties be instructed not to approve termination of the existing lease with the Multi-Cultural Society of B.C.

- CARRIED

(Ald. Cowie and Volrich opposed)

MOVED by Ald. Bird

THAT the City negotiate with the Provincial Government with respect to the Government assuming those operating costs incurred by the False Creek Day Care Society that it normally assumes in the case of other day care centres.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

THAT the appropriate Committee next year examine the question of funding for Day-Care Centres with the Provincial Government.

- CARRIED UNANIMOUSLY

Possible Order to Demolish -
821 Drake Street.
(Clause 6)

Mrs. Shillabeer appeared before Council and advised that she has made arrangements to have the roof repaired and other improvements and is awaiting tradesmen to carry out this work.

MOVED by Ald. Boyce

THAT Mrs. Shillabeer be granted an extension of three months to complete the necessary repairs and renovations.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS1. Use of Queen Elizabeth Playhouse for Opera Auditions.

In a letter dated December 1, 1976, the National Council of the Metropolitan Opera requested a grant for the use of the Queen Elizabeth Playhouse for its 1977 opera auditions scheduled for Sunday afternoon, January 23, 1977.

MOVED by Ald. Marzari

THAT an amount equal to the rental of the Queen Elizabeth Playhouse be granted to the National Council of the Metropolitan Opera.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

2. Request to use the word 'Vancouver' in name of Association.

Under date of December 1, 1976, the Arica Association is requesting permission to use the word 'Vancouver' in its society's name.

MOVED by Ald. Marzari

THAT permission be granted to the Arica Association to use the word 'Vancouver' in registering its name in Victoria as an extra-provincial society.

- CARRIED UNANIMOUSLY

3. Land Use in Salish Park Subdivision

The Council noted delegation requests from Salish Park Residents Committee and the Musqueam Indian Band concerning land use in the Salish Park Subdivision.

MOVED by Ald. Bird

THAT the delegation requests from the Salish Park Residents Committee and the Musqueam Indian Band be granted.

- CARRIED UNANIMOUSLY

4. Heritage Designation - Strathcona School Building

In a letter dated December 6, 1976, the Chairman of the Vancouver School Board requested that Council rescind its motion of November 9, 1976, which designated the Strathcona School as a heritage building. The Board also requested to appear as a delegation on the matter.

MOVED by Ald. Volrich

THAT the delegation request from the Chairman of the Vancouver School Board be granted.

- CARRIED

(Ald. Marzari opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)

5. Heritage Designation -
The Vancouver Club.

Council noted a letter from The Vancouver Club, 915 Hastings Street, commenting on the designation of its premises and proposing that, before any formal designation is made, the question of compensation should be decided.

MOVED by Ald. Rankin

THAT the letter from The Vancouver Club be received and no further action be taken.

- CARRIED UNANIMOUSLY

6. Christmas Shoppers Bus.

Council, on November 30, 1976, approved the City Manager's report recommending a shuttle bus service be instituted between Robson, Granville and the Gastown area during the period from December 1, 1976 to January 15, 1977.

In this regard Council noted a letter dated December 9, 1976, in which the merchants have now decided not to proceed with this "Christmas Shopping Bus". However, the merchants would still like to review this concept in March or April of 1977, using roughly the same routes.

MOVED by Ald. Bird

THAT the communication from the merchants, dated December 9, 1976, be received.

- CARRIED UNANIMOUSLY

At this point in the proceedings Council varied the agenda as follows:

Report of Standing Committee
on Community Services
(December 2, 1976)

Complaints - 5 & 7 West 15th Avenue
and 246 West 13th Avenue.

(Clause 2)

Mr. McKenna addressed the Council opposing the proposed Boarding Home for Juvenile Boys at 246 West 13th Avenue and the proposed community residential centre planned for 5 and 7 West 15th Avenue.

MOVED by Ald. Sweeney

THAT the delegation, and this clause in the Committee's report be received for information.

- CARRIED UNANIMOUSLY

The Council recessed at 3.50 p.m. and, following an 'In Camera' meeting in Committee Room No. 3., reconvened in Open Council at 4.20 p.m., with Mayor Phillips in the Chair and the same Members present.

CITY MANAGER'S AND OTHER REPORTS (cont'd)A. MANAGER'S GENERAL REPORT
DECEMBER 10, 1976Works & Utility Matters
(December 10, 1976)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Watermain Installations - 1976 Capital Budget
- Cl. 2: Charges for Garbage Collection for Strata Title Properties
- Cl. 3: Local Improvement - Equitable Adjustment (Pavement & Curbs, Commercial, 22nd to Kingsway)
- Cl. 4: Local Improvements on the 'Initiative Principle' and 'by Petition'

Clauses 1, 2, 3, and 4

MOVED by Ald. Rankin,

THAT the recommendations of the City Manager contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

(Clause 4 was Carried by the Required Majority)

Building & Planning Matters
(December 10, 1976)

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: Hardship Application - 2176 East 61st Avenue
- Cl. 2: Supplying Information to Prospective Purchasers concerning the Status of Premises with Respect to City By-laws
- Cl. 3: Rezoning Application - 2700 Block Commercial Drive (S/E Corner at East 11th Avenue)
- Cl. 4: Amendments to the Zoning & Development By-law #3575 to Permit Community Residential Facilities (Halfway Houses)
- Cl. 5: Provincial Government Metric Demonstration Project
- Cl. 6: Possible Order to Demolish - 821 Drake Street
- Cl. 7: Day Care - False Creek

Hardship Application -
2176 East 61st Avenue (Clause 1)

For Council action on this Clause, see page 2.

Clauses 2, 3, 4 and 5

MOVED by Ald. Bird,

THAT the recommendations of the City Manager contained in Clauses 2, 3 and 4 be approved and Clause 5 be received for information.

- CARRIED UNANIMOUSLY

Possible Order to Demolish
821 Drake Street (Clause 6)

For Council action on this Clause, see page 3.

Day Care - False Creek
(Clause 7)

For Council action on this Clause, see page 3.

Regular Council, December 14, 1976.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(December 10, 1976)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Zoning and Development Fee By-law - Home Crafts
- Cl. 2: Block 42 Parking Facilities - Final Rental Agreement
- Cl. 3: Habitat Flags and Banners
- Cl. 4: Temporary Parking Facility for Police Fleet
- Cl. 5: Civic Theatres - Staffing and Reorganization
- Cl. 6: Quarterly Review of Revenues and Expenditures as at September 30, 1976

Clauses 1 and 2.

MOVED by Ald. Bird

THAT the recommendations of the City Manager, as contained in Clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Habitat Flags and Banners
(Clause 3)

MOVED by Ald. Cowie

THAT the request of the Vancouver Public Aquarium for the donation of sixty used banners annually for a display program, be granted.

- CARRIED UNANIMOUSLY

Temporary Parking Facility for Police Fleet
(Clause 4)

MOVED by Ald. Bird

THAT a fence as proposed not be installed around this site, and instead funds be provided for the planting of trees, and the City Manager report back after discussions with the Director of Planning regarding requirement changes in the development permit.

- CARRIED UNANIMOUSLY

Clauses 5 and 6.

MOVED by Ald. Volrich

THAT the recommendations of the City Manager, as contained in clauses 5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(December 10, 1976)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Personnel Regulations 170 'Starting Salary', 240 'Acting Senior Capacity', 245 'Temporary Positions' and 248-7 'Training - Recovery of City Contributions Employee-Initiated Training'
- Cl. 2: Four Day Week - Turn Down Traffic Volume

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Personnel Matters
(December 10, 1976) (Cont'd)

clause 1

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Four Day Week -
Turn Down Traffic Volume
(Clause 2)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this clause be approved;

FURTHER THAT the letter from the Citizens Council on Civic Development commenting on this matter be received.

- CARRIED

(Ald. Sweeney opposed)

Property Matters (December 10, 1976)

The Council considered this report which contains four clauses identified as follows:

- C1. 1: Sale of Residential Lot - E/S St. George Street North of S.E. Marine Drive
 - C1. 2: Lease of Part of Coroner's Court Building to the Provincial Government - 240 East Cordova
 - C1. 3: McLaren Electric Building, 1836 West 5th Avenue
Lease of Portion of Second Floor
 - C1. 4: Lease of City-owned Property -
1572 West 4th Avenue

Clauses 1, 2, 3 and 4

MOVED by Ald. Bird,

THAT the recommendations of the City Manager contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

B. Cordova House - Staffing

MOVED by Ald. Marzari.

MOVED by Ald. Marzari,
THAT the recommendation of the City Manager contained in his report dated December 9, 1976, be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

C. Police Digital Communications System

MOVED by Ald. Rankin,

THAT the recommendation of the City Manager contained in his report dated December 9, 1976, be approved.

- CARRIED UNANIMOUSLY

D. Disposition of City-Owned Sites - W/S Boundary between 29th Avenue and Monmouth

MOVED by Ald. Bird,

THAT the recommendation of the City Manager contained in his report dated December 7, 1976, be approved.

- CARRIED

(Ald. Cowie and Harcourt opposed)

E. Acquisition of 2640 S.E. Marine Drive

MOVED by Ald. Rankin,

THAT the recommendation of the City Manager contained in his report dated December 9, 1976, be approved.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Community Services, December 2, 1976

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Liquor Permit Application - 4585 Dunbar Street
- Cl. 2: Complaints Regarding 5 and 7 West 15th Avenue and 246 West 13th Avenue
- Cl. 3: City-owned Property at 823 Jackson Avenue
- Cl. 4: Advisory Committee to Cordova House

Liquor Permit Application -
4585 Dunbar Street
(Clause 1)

MOVED by Ald. Rankin

THAT the recommendation of the Committee, as contained in this clause be approved.

- CARRIED

(Ald. Sweeney opposed)

Complaints Regarding 5 and 7 West
15th Avenue and 246 West 13th Avenue
(Clause 2)

For Council action of this clause see page 5.

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Community Services
(December 2, 1976) (Cont'd)

City-owned Property at
823 Jackson Avenue.
(Clause 3)

MOVED by Ald. Rankin

THAT the resolution of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Advisory Committee to Cordova House
(Clause 4)

MOVED by Ald. Rankin

THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Housing and Environment,
December 2, 1976

The Council considered this report which contains four clauses identified as follows:

- C1. 1: Status Report on Government Assisted Housing in the City of Vancouver
- C1. 2: Huntingdon Apartments, 1915 Beach Avenue
Windermere Apartments, 1148 Thurlow Street
Manhattan Apartments, 784 Thurlow Street
- C1. 3: City-owned Housing Site - 2nd Avenue and Wallace
- C1. 4: Future Status of City-owned Sites at 2nd Avenue and Wallace, Foster and Euclid, 5th Avenue and Arbutus and Ash and S.W. Marine Drive

Status Report on Government Assisted
Housing in the City of Vancouver.
(Clause 1)

MOVED by Ald. Harcourt

THAT this clause in the Committee's report be received for information.

- CARRIED UNANIMOUSLY

Huntingdon Apartments, 1915 Beach Avenue,
Windermere Apartments, 1148 Thurlow Street,
Manhattan Apartments, 784 Thurlow Street.
(Clause 2)

In considering this clause, Council noted a letter, dated December 8, 1976, from Thompson, Berwick & Pratt, solicitors, setting out conditions upon which the Company is authorized to approach the City for further discussion on behalf of its clients Sunco Enterprises Ltd.

Cont'd....

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11.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Housing and Environment
(December 2, 1976) (Cont'd)

Huntingdon, Windermere and
Manhattan Apartments (Cont'd)

At the suggestion of the Chairman of the Committee the recommendations were amended, and it was

MOVED by Ald. Harcourt

THAT

- A. The City assist the tenants of Huntingdon Apartments in their negotiations to purchase and renovate the building and that the Director of Planning and Director of Social Planning be instructed to report back to the Committee on the progress of the negotiations.
- B. The Greater Vancouver Regional Hospital District be requested to defer plans to demolish the Windermere Apartments and proceed with renovations to the building, amortizing the cost over a five-year period.
- C. The Director of Social Planning, in consultation with the Director of Finance and Permits and Licenses, report back within one month on the feasibility of City Non-Profit Housing Corporation involvement in the retention and rehabilitation of low rental units in the Manhattan Apartments; and that any costs for hiring the necessary consultants be paid out of Social Planning Department RESER funds.
- D. The Director of Social Planning and appropriate City staff investigate and report back to the Committee on the preservation and retention of older buildings in the downtown area.
- E. The City sponsor a workshop in March to discuss inner city housing programs and funding with representatives from C.M.H.C., Provincial Government, G.V.R.D., and housing people from other major Canadian cities.
- F. The new Council be asked to introduce an anti-demolition by-law amendment setting forth the principle "a unit demolished as a unit provided".
- G. The memorandum of the Chairman, dated December 2, 1976, and the memorandum of Mr. S. Adams, Social Planner, dated December 1, 1976, be received for information.

FURTHER THAT the letter from Thompson, Berwick and Pratt be received for information.

Underlining denotes amendment

- CARRIED UNANIMOUSLY

City-owned Housing Site -
2nd Avenue and Wallace
(Clause 3)

MOVED by Ald. Harcourt

THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED

(Ald. Kennedy, Sweeney, Volrich and the Mayor opposed)

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Report of Standing Committee on
Housing and Environment (Cont'd)

Future Status of City-owned Sites at:
2nd Avenue and Wallace Street,
Foster and Euclid Streets,
5th Avenue and Arbutus Street,
Ash and S.W. Marine Drive.

(Clause 4)

MOVED by Ald. Harcourt

THAT the recommendation of the Committee be approved and the G.V.R.D. be requested to take over the function of providing family rental housing that was to have been undertaken by the Vancouver Housing Corporation.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Planning and Development,
December 2, 1976

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Proposal for Local Area Planning Program in the Shaughnessy Area
- Cl. 2: Progress Report on Detailed Design Guidelines for Surface Parking Lots - Downtown District
- Cl. 3: Grandview-Woodland N.I.P. - Citizen Involvement
- Cl. 4: University Endowment Lands Study Team

Clauses 1 - 3 inclusive

MOVED by Ald. Kennedy

THAT clauses 1 and 2 be received for information and the recommendation of the Committee, as contained in clause 3, be approved.

- CARRIED UNANIMOUSLY

University Endowment Lands
Study Team.

(Clause 4)

MOVED by Ald. Kennedy

THAT the progress report of the University Endowment Lands Study Team be received for information.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin

THAT the City's previous position with respect to the University Endowment Lands be reaffirmed.

- CARRIED

(Ald. Cowie, Kennedy, Sweeney and Volrich opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

IV. Report of Standing Committee
on Finance & Administration,
December 9, 1976

The Council considered this report which contains four clauses identified as follows:

- C1. 1: Analysis of Property Tax Arrears
 - C1. 2: Penalty for Late Payment of Taxes
 - C1. 3: Britannia Community Services Centre - Maintenance and Repairs
 - C1. 4: Vancouver Public Library Board Request to Appear before Committee with respect to West Point Grey Library

Clauses 1, 2, 3 and 4

MOVED by Ald. Volrich,

THAT Clauses 1 and 4 be received for information and the recommendations of the Committee contained in Clauses 2 and 3 be approved.

- CARRIED UNANIMOUSLY

(Ald. Sweeney opposed to Clause 2)

V. Report of Standing Committee
on Community Services,
December 9, 1976

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: New Central and Ferry Hotels - Purchase by the City
 - Cl. 2: Boys' & Girls' Clubs of Greater Vancouver Capital Grant Request of \$25,000.00
 - Cl. 3: Sale of Surplus Furniture
 - Cl. 4: Hastings/Sunrise-Strathcona Community Recreation Youth Workers
 - Cl. 5: Licensed Premises in the Downtown Area
 - Cl. 6: Juvenile Detention Facilities
 - Cl. 7: Proposed Expansion - Vancouver International Airport

New Central and Ferry Hotels -
Purchase by the City
(Clause 1)

MOVED by Ald. Rankin

THAT recommendations 'A' and 'C' of the Committee, as contained in this clause be approved and recommendation 'B' be amended and then approved as follows:

'THAT the management, except for the Multi-Use Centre, of the New Central and Ferry Hotels, be assigned to the Properties Division of the Finance Department.'

FURTHER THAT the foregoing be subject to the buildings being put into a reasonable state of repair to the satisfaction of the City.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Community Services.
(December 9, 1976) (Cont'd)

Clauses 2, 3, 4 and 6.

MOVED by Ald. Rankin

THAT clauses 2, 3 and 6 be received for information and
the recommendations of the Committee, as contained in clause 4
be approved.

- CARRIED UNANIMOUSLY

Licensed Premises in the
Downtown Area
(Clause 5)

MOVED by Ald. Rankin

THAT the resolution and the recommendation of the Committee,
as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Proposed Expansion - Vancouver
International Airport
(Clause 7)

Council agreed to deal with each of the recommendations in
this clause separately, and action was taken as follows:

MOVED by Ald. Rankin

THAT recommendation 'A' of the Committee, as contained in
this clause, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin

THAT recommendation 'B' of the Committee as contained in
this clause, be approved.

- CARRIED

(Ald. Cowie and the Mayor opposed)

MOVED by Ald. Rankin

THAT recommendation 'C' of the Committee as contained in
this clause, be approved.

- LOST (tie-vote)

Ald. Bird, Cowie, Kennedy, Volrich and the Mayor opposed)

VI. Report of Standing Committee
on Planning and Development,
December 9, 1976

The Council considered this report which contains four
clauses identified as follows:

- Cl. 1: Status Report on Major Development Proposals
- Cl. 2: Status of Rezoning Applications
- Cl. 3: Musqueam Indian Band - Request for Exclusion
from the Agricultural Land Reserve
- Cl. 4: Central Waterfront Official Development Plan

Clauses 1, 2, 3 and 4

MOVED by Ald. Kennedy,

THAT Clauses 1 and 2 be received for information and the
recommendations of the Committee contained in Clauses 3 and 4
be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

VII. Report of Standing Committee
on Housing and Environment.
December 9, 1976.

The Council considered this report which contains eight clauses, identified as follows:

- C1. 1. Report on Costs Incurred by Owners of Apartment Buildings to Upgrade Their Buildings for Compliance with the Fire By-law.
 - C1. 2. Secondary Suites in Cedar Cottage and Kitsilano: Proposed Rezoning to RS-1A.
 - C1. 3. Victory Hotel, 391 Powell Street.
 - C1. 4. Garbage Collection from Strata Title Properties: Roll-Out Charges.
 - C1. 5. RRAP Progress Report: Downtown Eastside.
 - C1. 6. Government Assisted Senior Citizens Housing Construction: Progress and Future Location Priorities.
 - C1. 7. Housing and Relocation Service.
 - C1. 8. By-law Enforcement.

Clauses 1, 2, 3, 5, 6, and 8.

MOVED by Ald. Harcourt

THAT clauses 1, 3 and 8 be received for information and the recommendations of the Committee as contained in clauses 2, 5 and 6, be approved.

- CARRIED UNANIMOUSLY

Garbage Collection from Strata Title Properties: Roll-Out Charges.
(Clause 4)

MOVED by Ald. Harcourt

THAT the recommendations of the Committee be approved and the Director of Legal Services submit the appropriate By-law amendment, such amendment to be effective January 1, 1977.

- CARRIED UNANIMOUSLY

Housing and Relocation Services (Clause 7)

MOVED by Ald. Harcourt

THAT the recommendations of the Committee as contained in this clause be approved and the Director of Social Planning report back early in the new year on continued funding for the Y.W.C.A., after March, 1977.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

G.V.R.D. MATTERS

There were no matters to be considered in preparation for the Greater Vancouver Regional District Meeting to be held on Wednesday, December 15, 1976.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce

SECONDED by Ald. Harcourt

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (West Broadway - Establi-
shment of two new District Schedules)

MOVED by Ald. Rankin,

SECONDED by Ald. Sweeney,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,

SECONDED by Ald. Sweeney,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Boyce was excused from voting on this By-law)

2. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (Both Sides West Broadway between
Trutch and Stephens; Stephens and Larch;
and Collingwood and Trutch)

MOVED by Ald. Rankin,

SECONDED by Ald. Sweeney,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,

SECONDED by Ald. Sweeney,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Boyce was excused from voting on this By-law)

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BY-LAWS (Cont'd)

3. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (8719 Granville Street)

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Mayor Phillips was excused from voting on this By-law)

4. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (Text Amendment - Enclave I,
Champlain Heights - S/W Corner East
49th Avenue and Boundary Road)

MOVED by Ald. Harcourt,
SECONDED by Ald. Boyce,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Boyce,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Mayor Phillips was excused from voting on this By-law)

BY-LAWS (Cont'd)

5. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (Text Amendment - Day Care
Centres)

MOVED by Ald. Marzari,
SECONDED by Ald. Cowie,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Marzari,
SECONDED by Ald. Cowie,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Mayor Phillips was excused from voting on this By-law)

6. BY-LAW TO AMEND BY-LAW NO. 4837,
BEING THE HERITAGE BY-LAW (Holy
Trinity Ukrainian Orthodox Cathedral)

MOVED by Ald. Cowie,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Cowie,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

7. BY-LAW TO AMEND BY-LAW NO. 4188
BEING THE ZONING AND DEVELOPMENT
FEE BY-LAW. (Homecrafts)

MOVED by Ald. Volrich
SECONDED by Ald. Sweeney
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

MOVED by Ald. Volrich (in amendment)
SECONDED by Ald. Sweeney

THAT the typographical error of \$10.00 for each rental be corrected to show \$15.00 as approved by Council in the City Manager's report earlier this day.

- CARRIED UNANIMOUSLY

Cont'd

Regular Council, December 14, 1976.

BY-LAWS (Cont'd)

BY-LAW TO AMEND BY-LAW NO. 4188
BEING THE ZONING AND DEVELOPMENT
FEE BY-LAW (Homecrafts) (Cont'd)

MOVED by Ald. Volrich
SECONDED by Ald. Sweeney

THAT the by-law, as amended, be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

8. BY-LAW TO AMEND BY-LAW No. 4462
BEING THE SHOPS CLOSING BY-LAW.

MOVED by Ald. Cowie
SECONDED by Ald. Harcourt

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Cowie
SECONDED by Ald. Harcourt

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

9. BY-LAW TO AMEND BY-LAW NO. 4815
BEING A BY-LAW TO ADOPT A LOCAL
AREA DEVELOPMENT PLAN.

MOVED by Ald. Bird
SECONDED by Ald. Cowie

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bird
SECONDED by Ald. Cowie

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

Notice was called on the following motion which was submitted by Alderman Kennedy, seconded by Alderman Harcourt and recognized by the Chair:

Hangars - Jericho Beach Park

THAT WHEREAS the Parks Board has deferred action on recommendations which would have demolished Hangers #3 and #6 in Jericho Beach Park;

AND WHEREAS the incoming Parks Board for 1977-1978 would benefit from an expression of opinion on the appropriate future uses for the buildings and related facilities of this entire development;

AND WHEREAS the lessons to be learned from the experience of Habitat Forum have not been discussed by Council, then

BE IT RESOLVED THAT the views of each and every member of Council be expressed openly before the end of their terms of office in 1976.

- (Notice)

ENQUIRIES AND OTHER MATTERS

Meeting with Certain Government Officials

Alderman Boyce

referred to a meeting with The Honourable Ron Basford and others on Saturday, December 11, 1976, concerning the Provincial Health Program.

NEW BUSINESS

Presentation to Mayor Phillips

MOVED by Ald. Volrich

SECONDED by Ald. Kennedy

THAT in recognition and appreciation of the services rendered to the citizens of Vancouver by Mayor Arthur Phillips, this Council grant to him a Special Parking Exemption Permit.

- CARRIED UNANIMOUSLY

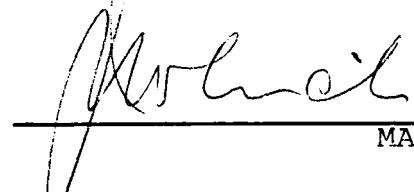
Presentation to Retiring
Council Members

Mayor Phillips thanked the Council for his gift and expressed appreciation to the Aldermen for their support and cooperation during the past years.

The Mayor then presented silver trays to Aldermen Bird, Boyce, Cowie and Sweeney,

The Council adjourned Sine Die at 6.00 p.m.

The foregoing are Minutes of the Regular Council meeting of December 14, 1976, adopted on January 11, 1977.


M. L. Smith
MAYOR


B. D. Little
CITY CLERK

Manager's Report, December 10, 1976 (WORKS - 1)

WORKS AND UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION:

1. Watermain Installations - 1976 Capital Budget

The City Engineer reports as follows:

"Watermain installations or replacements are required as follows:

WATERWORKS PROJECT 618

<u>Street</u>	<u>From</u>	<u>To</u>
S.W. Marine Drive	70th Avenue	South of 71st Avenue
71st Avenue	S.W. Marine Drive	Granville Street
Hudson Street	67th Avenue	70th Avenue
67th Avenue	French Street	Cartier Street

Estimated Cost: \$78,000

The above installations are to replace leaking steel mains.

Funds for the project, totalling \$78,000, are available from the following Waterworks Capital Accounts:

#128/7906 Short Notice Projects - 1976 Unappropriated	\$38,000
#128/7907 Prior to Paving - 1976 Unappropriated	8,000
#128/7908 Uncompleted Design - 1976 Unappropriated	<u>32,000</u>
	\$78,000

I RECOMMEND that Project 618 be approved for construction and that the required \$78,000 be appropriated for this work as stipulated above."

The City Manager RECOMMENDS that the foregoing report be approved.

2. Charges for Garbage Collection for Strata Title Properties

The City Engineer reports as follows:

"At the City Council Meeting of October 19, 1976, the following motion was approved:

- 1) Strata-Title condominiums which use garbage cans be permitted the same pick-up allowance as single-family homes, i.e., two cans per unit per week
- 2) Strata-Title condominiums which use garbage containers be permitted two garbage pick-ups per week, where required.

The two parts of the above motion create some inconsistency and clarification of the intent is required in order that the Refuse By-law may be amended. Furthermore, establishment of a commencement date is necessary and for Council information cost figures for the proposed changes are set out in this report.

Background

In 1975, after considering a detailed report from the City Manager, Council adopted a policy of free garbage removal from condominiums with an allowance of one can per unit per week. This policy is based on the average amount of refuse per unit which is the same principle that is applied to single family dwelling where the average amount of refuse is two cans per week.

In a brief dated July 29, 1976 the Strata Plan Owners Association of B.C. requested a change in the basic policy so that condominiums using City containers (rather than small cans) be allowed 2 pick ups per week where required.

Discussion

In view of the above background it is assumed that the words "where required"

Cont'd . . .

Manager's Report, December 10, 1976 (WORKS - 2)

Clause 2 Cont'd

in the above October 19, 1976, motion are intended to apply to the first part of the motion as well as the second part. If this is not the case the basic free collection for condominiums would be inequitable i.e. twice the basic allowance if cans are used compared to containers. It would be consistent to apply the condition to all condominiums so that the basic free provision for all condominiums would remain at one can per unit with additional free service (up to 2 cans per unit) where required in special circumstances. Specially, the amendment would be as follows:

Upon application satisfactory to the City Engineer, but subject to all other provisions and charges pursuant to the Refuse By-law, the City Engineer may provide the following services without charge:

- (a) Strata-Title condominiums using regulation garbage cans be permitted free collection of two cans per unit per week where required. This will apply to those Strata-Title developments that are similar to private dwellings in terms of design or structure (i.e. town houses) and would generate household refuse similar to a private dwelling, and therefore these premises will be allowed an extension to the basic allowance to two cans per unit per week on a weekly pickup basis
- (b) Strata-Title condominiums using City containers be permitted two free garbage pickups per week where required. This will apply to those premises where it is shown that due to special circumstances or conditions arising out of peculiarities in the site, sufficient container space cannot be made available to store the one can per unit weekly free allowance. The amount collected without charge on each of the two pickups referred to above will be one can per unit, additional amounts or additional calls will be charged as provided for in the Refuse By-law.

Costs:

The annual cost of the additional service is estimated as follows:

1. Item (a) above, Strata-Title condominiums using garbage cans be permitted two can weekly allowance where required.

Loss of Revenue: For 1977 - \$6,000

Additional Operating Costs: This cost will not be large initially since the average volume is in the order of 1/2 can per unit now, this amount has doubled in the past year since free collection was started for Strata-Title condominiums and it is expected that the average unit amount of garbage will increase gradually in the future. Some premises will take advantage of the service immediately, others will take sometime to change their disposal methods. There will be some additional operating costs, however these are not expected to be significant in the first year but as applicable developments such as may occur in Champlain Heights are completed, which may require the two can allowance, the budget for garbage collection will increase accordingly.

2. Item (b) above, Strata-Title condominiums using City containers be permitted two free pickups per week, where required.

Loss of Revenue: Based on the number of premises now receiving two calls per week, the annual loss of revenue is \$15,000.

Additional Operating Costs: Assuming that all future Strata-Title condominiums will be constructed so that one call per week will suffice, there will be no additional operating costs.

The City Engineer RECOMMENDS that the Director of Legal Services be instructed to amend the Refuse By-law to include the additional free collection service, outlined above, for applicable Strata-Title and Cooperative condominiums. The effective date to be 1 January, 1977."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

Manager's Report, December 10, 1976 (WORKS - 3)

3. Local Improvement - Equitable Adjustment
(Pavement & Curbs, Commercial Street, 22nd to Kingsway)

The Collector of Taxes reports as follows:

"The Local Improvement Procedure By-law provides that in the case of a '...parcel of land of abnormal shape or situation...' the Council may determine what variation, if any, is to be applied so that they are '...equitable and fair ...as compared with other parcels....' (Section 6, Subsection (1))

The usual procedure is for such adjustment to be recommended to Council as part of the 'First and Second Steps Report.' The adjusted measurements are then shown on the Collector of Taxes' Notice to the Property Owner, and may be reviewed by the Court of Revision.

In the present case, however, the owners of certain lots wish the matter of an adjustment to be dealt by Council before they decide whether or not to support the petition.

The proposed project is for Curbing and Paving of Commercial Street from 22nd Avenue to Kingsway. The four lots in question are shown on the attached sketch. They sit 'sideways' to the street, being only 29.95 feet deep. Three of the lots are 99.05 feet wide and the fourth 76.03 feet wide. Some adjustment is clearly appropriate and the following approaches have been considered. The resulting assessable footages are tabulated below:

- A. Consider what a corner lot of the same dimension would be charged (with flankage relief on its longer side). Such corner lot, however, would have access to two streets, these lots do not.
- B. Most of the other lots on this project are 33 feet wide. The close relationship of the lots in question to the street suggests that a curbed and dust-free roadway is of rather more benefit to them than to the other lots.
- C. An adjustment formula approved by Council for certain shallow lots on the Water Street Beautification Project. Council, at its meeting of July 23, 1974, permitted the reduction of the assessable frontage by three-quarters of the proportion which the average depth is less than 100 feet.
- D. A simple 50% adjustment.

Applying these four to the lots in question gives the following tabulated assessable footages:

	<u>99.05 foot lots</u>	<u>76.03 foot lots</u>
A. Corner lot, same dimensions	54.71 feet	48.96 feet
B. Most other lots on project	33.00 feet	33.00 feet
C. Water Street formula	47.50 feet	36.46 feet
D. 50% adjustment	49.53 feet	38.02 feet

As discussed, "A" may be too severe and "B" too generous. The "other two" are almost equal and since simplicity has some advantage, a simple 50% adjustment is recommended.

I RECOMMEND, with respect to a proposed local improvement project for the curbing and paving of Commercial Street from 22nd to Kingsway, that lots 56, 57, 58 and 59, south part of block 12 and one foot of 14, District Lot 352, be given adjustments under Section 6(1) of By-law 3614 so that they are taxed on the basis of one-half of the length of their easterly boundaries, abutting the street."

The City Manager RECOMMENDS that the recommendation of the Collector of Taxes be approved.

Manager's Report, December 10, 1976 (WORKS - 4)

4. Local Improvements on the "Initiative Principle" and
"by Petition"

The City Engineer reports as follows:

"FIRST STEP"

General

As required by the Local Improvement Procedure By-Law, projects for

Pavements & Curbs, Arterial Streets
 Pavements & Curbs, Downtown Streets
 Pavements & Curbs, Higher Zone
 Pavements & Curbs, Local Residential
 Lane Pavements and Curbs, Higher Zone
 Lane Pavements, Higher zoned
 Lane Pavements, Local Residential
 Speed Deterrent Bumps
 P.C. Concrete Sidewalk
 P.C. Concrete Sidewalks on School Collector Streets

shown on the attached Schedules A, B and C, dated December 3, 1976, are advanced to Council on the 'Initiative Principle' and 'by Petition'.

Information on Projects

Initiative Projects

1. Pavements and Curbs

A. Transit Routes, other arterials and downtown:

Alberni, Denman to Bidwell and Cardero to Jervis
Bute, Robson to Hastings
Melville, Thurlow to Jervis
Thurlow, Pender to Hastings

Partial implementation of the Downtown Transportation Plan will result from improving these streets. Alberni is also a relatively high maintenance street.

Rupert, 15th to 23rd

Presently a gravel-shouldered two-lane pavement and transit route, inadequate for the increasing traffic. The section to the north was paved in 1973. Improvement of the next section, 23rd to Kingsway, is also a high priority.

B. Streets in Commercial, Industrial and Multiple Dwelling Districts

Bute, Comox to Davie
Nelson, Bidwell to Jervis

Generally, in keeping with Council's request to improve pavements on West End streets east of Denman, and Nelson and Nicola in particular to alleviate traffic problems.

Alberta, 8th to Broadway
Columbia, 8th to Broadway
Manitoba, 8th to Broadway
Spruce, 8th to Broadway
3rd, Alberta to Columbia
3rd, Quebec to Main

Chosen for systematic upgrading of substandard pavements.

Franklin, Commercial to Salsbury

Initiated at the request of an abutting business concern, this project will contribute to gradual improvement of streets in this industrial area.

Willow, Broadway to 6th

Installation of curb and gutter, etc. will complete an upgrading, begun in 1976, to provide a suitable pavement for this False Creek transit route.

Cont'd . . .

Manager's Report, December 10, 1976 (WORKS - 5)

Clause 4 Cont'd

2. Lanes

A. Lanes in Higher Zoned Districts

Most have been chosen on basis of relatively high maintenance demands, the remainder due to recent or imminent sewer construction.

L/S Alexander, Jackson to Princess

L/S Barclay, Denman to Nicola

L/S Cornwall, Balsam to Vine

L/W Fraser, King Edward to 26th

L/W Fraser, 26th to 27th

L/E Fraser, 43rd to L/S 43rd &

L/S 43rd, L/E Fraser to Chester

L/W Fraser, 48th to L/N 48th

L/S Powell, Jackson to Princess

L/S 8th, Clark to Commercial

L/S Powell, Jackson to Princess

L/S Powell, Princess to Heatley

L/E Victoria, 48th to 49th

L/W Victoria, 47th to L/N 49th

L/S 1st, Balsam to Vine

L/S 1st, Vine to Yew

B. Lane in Residential Zoned District

One project, originally by Petition, is advanced as an Initiative project in accordance with Council's motion of October 19, 1976, because an error had occurred in the circulation of the petition.

3. Sidewalks

The sidewalk on Victoria Diversion is initiated primarily to serve the elderly of Chelsea Manor.

Capital Funds and Timing

The source of funds for the City's share of these projects is dealt with in the Director of Finance's 'Second Step' Report, below. As he notes, approval of the 138 projects in Residential Lanes listed in Schedule C is subject to Council approval of Supplementary Capital funds. If, however, we wait until the 1977 Supplementary Budget has been dealt with before starting the Local Improvement steps, the Court of Revision would be so late that completion of the work in the 1977 paving season would be very doubtful. We propose, therefore, that these steps be started. Council's final undertaking of the projects would follow the Court of Revision and could, if necessary, be deferred pending Budget approval."

The Director of Finance reports as follows:

"SECOND STEP

In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated December 3, 1976.

The estimated total cost of these improvements is \$3,140,553 and the City's share of the cost is \$1,694,380.

Funds for the City's share of most of these projects will come from the 1977-81 Streets Capital Plan. However, the number of petitions submitted for Residential Lane Paving is almost three times what can be covered by the first year's share of the amount in that Plan. To undertake the whole of the works, Council would have to approve \$115,297 of 1977 Supplementary Capital funds for the Residential Lane Paving Program. An alternative would be to use almost one-half of the Five-Year Plan allocation in this first year but this would merely compound the problem in later years. The actual approval of these funds would be in 1977, when Council considers the 1977 Supplementary Capital Budget and determines its priorities. Work on the 138 projects listed on Schedule C could not start until this had been done.

Cont'd . . .

Manager's Report, December 10, 1976 (WORKS - 6)

Clause 4 Cont'd

I have to report that necessary financial arrangements can be made to carry out the work on the projects listed on Schedules A and B, subject to Council's approval of the 1977 Streets Basic Capital Budget, and on the projects listed on Schedule C only if Council is able to approve funds in the 1977 Supplementary Capital Budget."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

- (a) The reports of the City Engineer and the Director of Finance be adopted together with the details of the Second Step Reports on file in the City Clerk's office.
- (b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.
- (c) The following streets be designated as School Collector Streets for the purpose of Part I of the Local Improvement Procedure By-law:

Penticton St. from 22nd Ave. to Lane South of 22nd Ave.

Penticton St. from 24th Ave. to 25th Ave.

Slocan St. from Venables St. to Parker St.

43rd Ave. from Commerical St. to lane west of Commercial St.

54th Ave. from Brooks St. to Butler St.

70th Ave. from Selkirk st. to Osler St.

- (d) The Court of Revision for the projects listed in the attached schedule dated December 3, 1976, be held at 7:30 p.m Thursday, February 24, 1977.

FOR COUNCIL ACTION SEE PAGE(S) 102

Manager's Report, December 10, 1976 (BUILDING - 1)

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Hardship Application - 2176 East 61st Avenue

Mr. Colin A. Pritchard, Barrister and Solicitor, has requested to appear before Council as a delegation on behalf of Mrs. M. White with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"On December 10, 1974, City Council considered an application by Mrs. White under the Hardship Policy for the retention of a housekeeping unit in the basement of the above building. The Hardship Committee had recommended that the application be refused but Council amended this decision and instructed that enforcement action be withheld for a limited period of time of one year.

On March 11, 1976, the Hardship Committee considered a further application by Mrs. White and again recommended that the application be refused. The Committee noted that the applicant is a widow with two dependents, but fully employed and even after the discontinuance of the illegal accommodation, would still receive an income of \$1,200 per month. The Committee further noted that neither age nor health were factors.

It is therefore recommended that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

DELEGATION THIS DAY: Mr. C. Pritchard.

2. Supplying Information to Prospective Purchasers Concerning the Status of Premises With Respect to City By-laws

The Director of Permits and Licenses reports as follows:

"For many years, our department has been providing prospective purchasers or agents with information, without charge, concerning the status of a building as regards zoning, or occupancy, or of any outstanding orders or By-law infractions. Inquiries of this nature are frequently requested and given verbally by telephone or at the counter, but lawyers acting on behalf of a client often write and request a written reply regarding the status of a premises. The number of written requests of this nature has steadily increased and since there is a cost factor involved in researching our files and preparing a letter, I suggest that a fee be levied to recover these costs. Verbal requests via telephone or at the counter would continue to be provided as a service to the public at large.

Prospective purchasers wish to be informed that there are no By-law "Work Orders" against the premises and that such premises comply with City By-laws, such as Building, Plumbing or Electrical By-laws etc. In cases where inspections are required to determine By-law compliance, a fee under the

Manager's Report, December 10, 1976 (BUILDING - 2)

Clause #2 continued:

related By-law is charged. However, there are many instances when inspections are not required (recent permits are on file) and a reply stating that as of the date or dates of recent permits, the premises appeared to comply with the By-laws, and that no "orders" are outstanding against the premises, would be satisfactory.

The approximate cost of providing a "clearance" letter of this type on a premises is \$15.00 and I suggest that a fee for the above amount be charged for all written requests. The form letters or wording of all written clearances would have the prior approval of the Director of Legal Services.

At present the number of requests for this information ranges between one and three per day, or 25 per month, and the revenue of approximately \$375.00 per month will therefore adequately cover the costs involved in reviewing each file and in replying to the inquiry. No increase in staff is required and no other related costs are anticipated.

RECOMMENDED

- A. That a fee of \$15.00 be charged for each written inquiry regarding the status of a premises with respect to "work orders" outstanding against a premises according to City By-laws administered by the Permits and Licenses Department.
- B. That the above fee and procedures relative thereto become effective on January 1, 1977."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

3. Rezoning Application - 2700 Block Commercial Drive (S.E. Corner at East 11th Avenue)

The Director of Planning reports as follows:

"An application has been received from Mr. Alfred Pereira requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-mentioned property be rezoned from (RT-2) Two-Family Dwelling District to (C-2) Commercial District for the purpose of:

'building a retail/service and office building.'

SITE DESCRIPTION

The site is located on the south side of East 11th Avenue, west of Commercial Drive and has a frontage of 30 feet and a depth of 122 feet south to a lane. The site is the easterly portion of Lot D which has a frontage of 122 feet along East 11th Avenue and 122 feet along Commercial Drive (See Appendix A).

The site is presently zoned (RT-2) Two-Family Dwelling District and is vacant. The westerly portion of the remainder of Lot D is zoned (C-2) Commercial District and developed with several Billboard displays and a small associated utility structure. The lands to the south and northwest are zoned (C-2) Commercial District and developed with Gasoline Service Stations. The lands immediately on the west side of Commercial Drive are zoned (C-2) Commercial District and developed with one and two storey commercial developments with some residential units above. The lands to the north, east and southeast are zoned (RT-2) Two-Family Dwelling District and developed with duplex and multiple conversion units. The lot immediately north of the site, across East 11th Avenue, is zoned (RT-2) Two-Family Dwelling District and developed with parking to serve a retail firm located further to the north along Commercial Drive. (See Appendix B).

Manager's Report, December 10, 1976 (BUILDING - 3)

Clause #3 continued:

BACKGROUND

As a consequence of a land consolidation approved in 1958, Lot 'D' was created with split zoning (See Appendix C).

At a Public Hearing held in January 1968 an application was considered to rezone the easterly 30 feet of Lot D (the site in question) to (C-2) Commercial District for the purpose of developing a two-storey office building with basement assembly hall and a one-storey parking structure. Council, at the Public Hearing, approved the application subject to the owners entering into an agreement as to the use of the building and the number of off-street parking spaces to be provided. Particular regard was to be given to the design of the parking structure immediately adjacent to the residentially-zoned properties. The applicants did not proceed and the easterly 30 feet of Lot D was not rezoned.

ANALYSIS

The applicant, at the time of filing this application, was informed of the application by the Director of Planning to amend the text of the (C-2) Commercial District Schedule whereby office use as an outright use could not exceed a floor space ratio of 1.2 nor 5,000 square feet of net rentable space. If approved, any office space greater than a floor space ratio of 1.2 or 5,000 square feet would be dealt with as a conditional use.

Having a width of 30 feet, the site is too narrow to be subdivided from Lot D for the purpose of creating a legal lot in an (RT-2) Two-Family Dwelling District. Development of this site under existing zoning is most likely to take the form of parking to be used in conjunction with development of the remainder of Lot D under (C-2) Commercial District zoning. Parking is a conditional use on lands zoned as residential and could be handled through the Development Permit process.

Having equal site dimensions along both Commercial Drive and East 11th Avenue, determination of the fronting street rests with the Director of Planning. If the rezoning were to be approved to (C-2) Commercial District and Commercial Drive designated as the fronting street, future development of this property could cover the site exclusive of a 10 foot rear yard adjoining the easterly property line. This rear yard could be used for required parking and loading although screening from the adjoining residential property would be required. Ultimate development with East 11th Avenue as the fronting street would require a 3 foot side yard adjoining the residentially-zoned lands to the east. No yards would be required along East 11th Avenue, Commercial Drive or the lane, although parking and loading would likely be accommodated adjacent to the lane.

Given the possibility of developing the entire site under (C-2) Commercial District, if the rezoning is approved, it is felt that the scale of development which would be permitted would be inappropriate regarding the adjacent residential properties. This Department is also concerned with the possible design of parking, loading and services on that portion of the site abutting the lands zoned as residential.

A survey of lands zoned as (C-2) Commercial District along Commercial Drive between East 10th Avenue and East 12th Avenue indicate that additional commercial space is not in sufficient demand to warrant an expansion of commercial zoning at this time.

For the above reasons, the Director of Planning does not feel that a rezoning of the site from (RT-2) Two-Family Dwelling District to (C-2) Commercial District is appropriate. The Director of Planning would favourably consider a development permit application for a suitably designed public parking area on this site ancillary to a commercial development on the remainder of Lot D zoned as (C-2) Commercial District.

RECOMMENDATION: The Director of Planning recommends that the application be not approved. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

4. Amendments to the Zoning and Development By-law
No. 3575 to Permit Community Residential
Facilities (Half-Way Houses)

The Directors of Planning and Legal Services report as follows:

'Council on October 5, 1976 when considering a report on establishing a new Zoning and Development By-Law designation for half-way houses, group homes, and related facilities resolved that these types of facilities are to be designated as Community Residential Facilities which are to be permitted as conditional uses in all commercial and residential area; with notification of neighbours to be at the discretion of the Director of Planning, after a recommendation from the Director of Social Planning.'

Attached as Appendix A are the resolutions of Council of October 5, 1976 including the definition for Community Residential Facilities.

The Directors of Planning and Legal Services were instructed by Council on October 5, 1976, to report back on necessary by-law amendments.

Necessary By-Law Amendments

a) General Sections: Section 2 'Definitions' is the only General Section to be amended. Section 2 is amended by inserting the following definition for Community Residential Facility, immediately following the definition for Boarding House:

'"Community Residential Facility" shall mean any group-living arrangement for a maximum of ten (10) persons with physical, mental, emotional or related handicaps and/or problems, that provides food and/or lodging and that is developed for the personal rehabilitation of its residents through self-help and/or professional care, guidance and supervision.'

b) District Schedules: Council on October 5, 1976 resolved that Community Residential Facilities are to be conditional uses in commercial and residential areas. While preparing this report, it became apparent that it would be appropriate for these facilities to be allowed as conditional uses in the other district schedules in the by-law including the central area. These other district schedules would include the Industrial District Schedules, the Fairview Multiple Dwelling District Schedule, the Comprehensive Development Districts for the Downtown East Side and Cedar Cottage; and the False Creek, West End, and Downtown Official Development Plans.

Council on October 5, 1976 when it established that Community Residential Facilities should be conditional uses, had some concern regarding the notification of neighbours when a facility is proposed. Some members of Council expressed a desire that neighbours always be notified. It was recommended, at that time, that notification be at the discretion of the Director of Planning, after recommendation of the Director of Social Planning. Council resolved that notification be at the discretion of the Director of Planning, after a recommendation from the Director of Social Planning.

Following the meeting of October 5, 1976 the Directors of Planning and Social Planning reconsidered the notification of neighbours. In order to ensure that immediate neighbours are notified it is now recommended that notification of neighbours be required and the Director of Planning have the discretion as to who shall be notified in the immediate area. In this way the immediate neighbours are notified and whether those people living one or two blocks away are notified is left to the discretion of the Director of Planning.

Therefore, it is recommended that Section 2(A) 'Conditional Uses' be amended for the following schedules by inserting the words "Community Residential Facility, provided adjacent property owners are notified as determined by the Director of Planning":

Manager's Report, December 10, 1976 (BUILDING - 5)

Clause #4 continued:

RA-1	RM-3	M-1
RS-1	RM-3A	M-1A
RS-2	RM-3AI	M-2
RS-4	RM-3B	FM-1
RT-1	RM-4	C-2C
RT-2	C-1	C-2CI
RT-2A	C-2	RT-3
RM-1	C-2B	
RM-2	C-3A	

It is further recommended that the words "Community Residential Facility, provided adjacent property owners are notified as determined by the Director of Planning" be added to the following Comprehensive Development Districts:

CD-1 By-Law No. 4917 (Downtown Eastside)
 CD-1 By-Law No. 5016 (Cedar Cottage)

In the Central Area it is recommended that these facilities be permitted, therefore the following Official Development Plans should be amended to include the definition of Community Residential Facilities:

West End Official Development Plan
 False Creek Official Development Plan
 Downtown Official Development Plan

The Vancouver City Planning Commission at its meeting on November 3, 1976 considered the report and concurred with the recommendations of the Directors of Planning and Legal Services. They further resolved that notification of adjacent property owners should be required as outlined in the report.

RECOMMENDATION: The Directors of Planning and Legal Services recommend the that the following recommendation be received and the whole matter be referred direct to a Public Hearing:

That the application to amend the Zoning and Development By-law No. 3575 and the Official Development Plans as outlined in this report be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning and the Director of Legal Services be approved.

INFORMATION

5. Provincial Government Metric Demonstration Project

The Project Manager reports as follows:

"On September 21st, 1976, the Project Manager reported to Council that Dunhill Development Corporation acting on behalf of the Provincial Government had approached the City requesting consideration for a metric housing demonstration project in Champlain Heights.

Council passed the following motion:

"THAT Council approve in principle the sale or lease of Enclave 16 (Champlain Heights) to Dunhill Development Corporation for the construction of a metric housing demonstration project. This project to be subject to development guidelines and design controls similar to those specified in the 'Implementation Report/Areas E & F Champlain Heights".

Clause #5 continued:

AND FURTHER that the City and Dunhill Development Corporation jointly appoint an independent appraiser to determine fair market value for Enclave 16."

The firm of Grover Elliot was retained and on October 21st, 1976 their report was received. Market value of this enclave was found to be \$1.8 million dollars. (9.43 acres, 113 units = \$15,929 per unit or \$190,880 per acre).

Following receipt of this appraisal, the Project Manager contacted Dunhill. They indicated that they were not in agreement with the joint appraisal. A meeting was held with Dunhill and they stated they were not willing to proceed on the basis of land costs of \$1.8 million. Dunhill indicated that any offer they might make would be considerably less than this figure. Staff pointed out that the City was not in a position to negotiate a sale on this land as it had not been advertised publicly.

On November 10th, 1976 the Project Manager received a letter from Dunhill indicating they were not prepared to proceed with this project. A recent Press Release from the Provincial Government noted that this project was now being planned for a site on Burnaby Mountain.

The Project Manager notes that the marketing of these lands will proceed as initially planned -- bid packages for the market enclaves will be prepared in January, 1977. The lands will be advertised in February and results will be reported to Council on March 15th, 1977."

The City Manager submits the foregoing report of the Project Manager for the INFORMATION of Council.

CONSIDERATION

6. Possible Order to Demolish - 821 Drake Street

On February 25, 1975, City Council passed a resolution with respect to considering the above building under Section 324A of the Vancouver City Charter to declare the building a nuisance. Mrs. Shillabeer, the owner has appeared before Council on two occasions with the last appearance on October 26, 1976 when Council passed a further motion:

"THAT further consideration of this matter be deferred for one month to permit Mrs. Shillabeer to proceed with renovations to 821 Drake Street;

FURTHER THAT the Director of Permits and Licenses report back to Council at the end of the deferral period."

The Director of Permits and Licenses reports as follows:

"Reinspection of the building on December 2, 1976, found that it was still unoccupied and that nothing has been done to repair or clean up the building. The building is still secure, however, the front and rear porches, pantry and chimney are in a defective structural condition."

The City Manager submits the foregoing report of the Director of Permits and Licenses for Council's CONSIDERATION.

Manager's Report, December 10, 1976 (BUILDING - 7)

RECOMMENDATION

7. Day Care - False Creek

The Development Consultant reports as follows:

"The precise number of families requiring a day care service is not known. However, according to Provincial statistics, supplied by the Department of Human Resources, 12% to 15% of pre-school children in the Metropolitan area require day care. We have been advised that in False Creek, this could be higher due to the income mix and the probability of a higher number of working single parents. The day care requirements for the 200 pre-school children in Phase 1 using these projections could be in excess of 25-30 children.

A 40-50 child False Creek day care was first proposed by The Netherlands Association in the spring of 1975 as part of their False Creek development proposal, and later reduced to 20. Later in June of 1975, Council leased Hodson Manor (1254 West 7th Avenue) to the Multicultural Society of B. C. and included in the lease was a sub-lease to the Little People's Day Care Society. An agreement was subsequently made, which the City was informed of, between the Little People's Day Care Society and The Netherlands Association that would allow the day care operation to move into the Netherland's False Creek project upon its completion. This was done without the knowledge or concurrence of the Development Group.

The resulting situation is that in January of 1977 when the Hodson Manor is fully converted into a multicultural centre, there will still be only one day care centre, located in the Netherlands project but now it will serve both the Fairview and the False Creek residents.

The Little People's day care is presently made up of 10 non-False Creek children and 3 False Creek children and if they choose to move into the Netherlands Day Care centre which will be licensed for 20 children, a total of 10 children could be accommodated from False Creek and 10 from the surrounding community.

This will leave a short fall situation for at least 20 children requiring day care facilities. The Provincial Government indicate they have no funds in their present day care budget, and the local office is not expecting additional capital funds for additional day care facilities in this area.

As the optimum staffing size for operating a day care is 20 children and as Provincial assistance to parents is dependent upon full registration, it would seem that the additional 20-child day care would not be required until the late summer of 1977 when the last substantial block of family units are scheduled for completion.

The issue therefore is how to accommodate, how to fund and where to locate the additional 20-child day care facility for the interim period, summer of '77 to the winter of '78 when Phase II is complete (approximately 18 months).

The Development Group in consultation with the City Departments, the Interim Residents' Council, the Provincial Resource Board and the False Creek Day Care Society have looked into the possibility of leasing land from Daon at their Laurel and 6th Avenue project as well as the possibility of continuing the day care function at Hodson Manor for this interim 18 month period.

Manager's Report, December 10, 1976 (BUILDING - 8)

Clause #7 continued:

The Daon site was rejected in light of

- (a) the expensive lease rates which would amount to \$25,000. for a three year lease and
- (b) the City contributing operating funds for a day care facility - a principle which the City staffs could not support, this being a Provincial responsibility.

Hodson Manor

The only available site in Phase I and on the Fairview slopes that will not involve substantial cost to the City is the Hodson Manor, presently leased to the Multicultural Society of B. C.

This alternative would require that a day care function continue in Hodson Manor for a further two years, through the Fairview Little People's Society. This would provide two day care centres for a total of 37 children over the two year period until the Phase II project and day care centre is complete.

The Law Department advises that the day care use in Hodson Manor presently on a month to month lease, could be extended for this period.

The Multicultural Society however have consistently advised the City that day care use is in conflict with their objectives and commitments to the community. They advise us that they have scheduled programs which cannot be satisfactorily carried on unless they have the use of the extra premises.

The Little People's Day Care Society for the past 18 months have been assured by the Multicultural Society of B. C. and The Netherlands Association of the availability of a larger and more appropriate facility in False Creek. On the strength of this, they have acquired a \$2,500. equipment grant for this False Creek facility which they indicate, due to changes in Provincial policy, would not be available to another Society.

The Day Care Licensing Branch of the City Health Department indicate that the outdoor play area in Hodson Manor will have to be increased in size in order to comply with day care standards. A proposal has been discussed with the day care licensing staff, the building construction and maintenance staff of the Permits & Licenses Department and the Planning Department and it appears that a revised plan can be prepared that will meet these standards. There will be a cost to the City of up to approximately \$2,000. to cover the costs of alteration to the fences and the building of some platforms if this alternative is pursued.

The Director of Social Planning favours this proposal. He states that because the demand for day care fluctuates and the needs of the future False Creek residents are relatively unknown, it would seem wiser to retain the day care centre in its present location in Hodson Manor rather than to invest in a new facility which would be much costlier to operate. He also states that adequate space for a day care centre should be provided in Phase 2.

The Planning Department believes that a day care centre on Fairview Slopes in Hodson Manor is an appropriate one. Notwithstanding the previous understanding reached with the Multicultural Society regarding the use of Hodson Manor, the Department believes it is advisable to extend the day care use in Hodson Manor for at least another two years

Clause #7 continued:

and for the City to provide whatever funds necessary to upgrade the outdoor play area to meet the Provincial standards.

Other Alternative

Another alternative would be for the City to supply a site in False Creek and for the Provincial Government to secure a portable facility for the 18 month period. The costs to the Province of relocating an existing portable day care and providing service connections to it for this period would likely be in the neighbourhood of \$9,000. to \$15,000. which may be excessive, however this alternative could be pursued further.

Conclusion

It appears that there will likely be a requirement for two day care facilities to accommodate the False Creek and Fairview communities. As one is to be provided in the Netherlands project in False Creek, a second space until Phase II is built, could be provided in Fairview. Extending the Hodson Manor Day Care function for at least a further 18 months appears to be the only realistic option at this point in time.

Recommendations

It is recommended that:

- (a) the Multicultural Society of B. C. and the Fairview Little People's Day Care Society be advised of the City's recommendation.
- (b) the Supervisor of Property & Insurance be instructed not to approve termination of the Fairview Little People's Day Care Society lease.
- (c) the Assistant Director Construction & Maintenance be instructed to prepare plans and budget for a revised outdoor play area for Hodson Manor to the satisfaction of the Day Care Licensing Authority, with the source of funds being the 1976 contingency reserve, to a maximum of \$2,500.00."

The City Manager RECOMMENDS that the foregoing recommendations of the Development Consultant be approved.

DELEGATION THIS DAY: False Creek Child Care Society.

FOR COUNCIL ACTION SEE PAGE(S) 578, 579
Chas

MANAGER'S REPORT, December 10, 1976 (FIRE - 1)

FIRE AND TRAFFIC MATTERS

INFORMATION

1. Traffic Conditions at the Intersection of Cambie Street and 57th Avenue

The City Engineer reports as follows:

"INTRODUCTION"

This report concerns the traffic conditions at the intersection of Cambie Street and 57th Avenue and the recent request for both the installation of a pedestrian activated signal at this intersection and the provision of a crosswalk on 57th Avenue at Cambie Street.

Site Conditions

West of Cambie Street, the development of this area is generally residential in nature. The Langara Golf Course is situated on the east side of Cambie Street. The northwest corner at this intersection is occupied by large highrise buildings and a condominium complex, while the southwest corner is occupied by the Dogwood Lodge and further to the west by the Pearson Hospital. Churchill High School and Laurier Elementary School are located on the north and south sides of 57th Avenue at Heather Street about 1600 feet west of Cambie Street. The attached plan illustrates these topographical features.

Traffic Situation and Analysis

Cambie Street at 57th Avenue intersection is a major arterial street and has two 35-foot curbed roadways divided by a 36-foot centre median. At the south Cambie Street approach to the intersection, there is a left turn bay provided for traffic turning west onto 57th Avenue.

This section of Cambie Street carries a rush hour volume of 1200 vph in the peak direction and during the base hour periods, these volumes are in the order of approximately 800 vph. These volumes are similar to other arterial street volumes in this area such as Main Street, Oak Street, Granville Street, etc. The grade conditions of Cambie in this locality offer good visibility with the grade of 3.5% falling to the south.

Transit operates on Cambie Street with bus stops located on the northeast and southwest corners. The attached plan shows the location of these bus stops relative to other intersection features.

Following requests for some form of pedestrian traffic signal at this intersection by the Dogwood Lodge, this Department carried out pedestrian crossing studies and evaluations. The studies included examination of pedestrian crossing traffic, the gaps and flow of vehicular traffic, the overall physical condition of the road and the accident records. Particular attention was devoted to pedestrians noting their age, any physical handicap and their destination when crossing Cambie Street. Our observations disclosed that a small proportion of the pedestrians crossing Cambie Street were of the senior citizen class.

Because of the type of development in this section of the City, the majority of pedestrian crossing demands are across 57th Avenue. The pedestrian crossing demands of Cambie Street are not high and many of these are generated by the northbound bus stop on the east side of Cambie Street. In the peak vehicular travel period, about 365 vehicles (two-way) use 57th Avenue. This is a relatively light traffic volume. All the motorists driving east on 57th Avenue are controlled at the 'T' intersection with Cambie Street by a stop sign and related pavement markings. This sign is a very effective and respected traffic control device which is most helpful to pedestrians crossing 57th Avenue. The right turning traffic from Cambie Street onto 57th Avenue is about 215 vehicles in the peak hour. This volume is not high and this traffic situation of right turns by motorists conflicting with the pedestrian crosswalk of the minor intersecting street is common to hundreds of intersections in the City.

MANAGER'S REPORT, December 10, 1976 (FIRE - 2)

Clause No. 1 Continued

The vehicular traffic along Cambie Street generally comes in platoons due to nearby signals at 49th Avenue and at Marine Drive. Pedestrian crossing difficulties of streets are related closely to the gaps in the vehicular traffic. This problem is reduced considerably here since pedestrians must only cross one direction of Cambie Street traffic at one time since they are protected by the centre roadway median.

The pedestrian accident records of this location have been reviewed and they show this location has a good rating due to the low frequency of accidents. A summary of the reported pedestrian accidents is summarized next in tabular form.

Pedestrian Accident Record

Intersection of Cambie Street and 57th Avenue

YEAR	Pedestrian Accidents		
	Fatal	Non-Fatal	Total
1972	0	1	1
1973	0	0	0
1974	0	0	0
1975 To	0	0	0
1976 (Nov. 1)	0	0	0

An analysis of this location based upon the pedestrian signal warrants approved by Council indicates that a pedestrian actuated signal is clearly not warranted at this time.

57th Avenue from Marine Drive to east of Knight Street is being constructed over the long term as a major east-west street. There is a section of this street system which, as yet, has not been opened and developed. That section is between Cambie Street and Ontario Street. This is the reason for 57th Avenue forming a 'T' intersection at Cambie Street and not continuing through to the east for about 2500 feet. The Langara Golf Course lies in this section between Cambie and Ontario Streets. When this remaining link of the 57th Avenue roadway system is developed, more than likely a traffic signal will be required at the intersection of these two major streets, namely Cambie Street and 57th Avenue.

In order to treat each pedestrian crossing location throughout the City on an equitable basis, if a signal is installed at Cambie Street and 57th Avenue, then pedestrian signals should also be installed at approximately 40 locations. Since the adoption of the pedestrian signal warrant by Council in 1974, 38 pedestrian signals have been approved at a cost of \$230,000. Expanding the program to an additional 40 locations will cost over \$350,000.

The introduction of a pedestrian signal causes some additional delay to motorists. Recognizing the rate at which pedestrian signals are being approved for installation, several years from now suburban arterial traffic would be faced with significant delays for most days of the week. This will lead to increasing undesirable diversion via adjacent residential streets to avoid congestion.

MANAGER'S REPORT, December 10, 1976 (FIRE -3)

Clause No. 1 Continued

CONCLUSION

The traffic conditions along both streets at the intersection of Cambie Street and 57th Avenue have been carefully reviewed. Based upon our examination, it has been concluded that the present traffic control and physical arrangement at the intersection of Cambie Street and 57th Avenue are satisfactory for crossing pedestrians. This conclusion takes into account the pedestrian signal warrant adopted by City Council, the existing traffic control devices and roadway layout, the proximity of nearby traffic signals along Cambie Street and the pedestrian accident records."

The foregoing report of the City Engineer is submitted to Council for INFORMATION.

DELEGATION 2:00 P.M.

Mrs. Rita Tarmovaara and Mr. Bob Morris
Dogwood Lodges
500 West 57th Avenue

FOR COUNCIL ACTION SEE PAGE(S) 5/8

Manager's Report, December 10, 1976 (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Zoning and Development Fee By-law - Home Crafts

The Director of Finance reports as follows.

"City Council, on August 10, 1976, approved an increase in fees for issuance of Development Permits. The increase in fees resulted from a detailed review by the Finance, Planning and Permits & Licenses Departments in an attempt, as directed by City Council, to recover the total costs associated with the issuance of Development Permits. On August 24, the Zoning and Development Fee Bylaw was amended by City Council to be effective that date.

The report included a change in categories and a separate classification for Home Crafts was provided. The previous fee for Home Crafts was \$9 and the new fee was approved at \$60, being the estimated cost of processing the permit. Through an oversight, it was not realized by the Finance Department that the Home Craft Development Permit fee is issued normally for a period of only twelve months and is subject to renewal each year thereafter. The renewal process is less time consuming than the original issue and it is calculated to cost \$15.

There are other various uses for which Development Permits are issued for limited periods of time. The Directors of Planning and Finance will be reviewing these categories to determine if reduced fees are warranted and will be reporting upon it at a later date.

Therefore, it is RECOMMENDED that -

- A. the present fee of \$60 be continued as the charge for the original issue of a Home Craft Development Permit.
- B. the renewal fee for a Home Craft Development Permit where the conditions have not changed be set at \$15.
- C. the above RECOMMENDATION regarding renewals (item B) be made retroactive to the effective date of August 24, 1976 and that approval to be given for any necessary refunds.
- D. the Director of Legal Services be instructed to make the necessary amendments to the Zoning and Development Fee Bylaw to take into account the above RECOMMENDATIONS."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

2. Block 42 Parking Facilities - Final Rental Agreement

The Director of Finance has submitted the following report.

"Under the terms of the various agreements with Pacific Centre Limited regarding the City's operation of the parking facilities under Block 52 and 42, the City must amortize the cost of construction of the parking facilities over a long term period at an interest rate that is determined under the terms of the various agreements. Block 52, as Council will be aware, has been in the City's hands for some time. Block 42 is also in the City's hands and on November 4, 1975, City Council agreed to a provisional rental for the Block 42 parking facility in the amount of \$33,000 per month, to be adjusted when the final factors needed for an accurate calculation of rental were available.

The delay in determining a final rental was occasioned by the necessity for Pacific Centre to determine its overall cost of money related to the construction of the facility and negotiations with the City to agree as to the exact cost of money. This has now been completed and the City and Pacific Centre are in agreement.

Manager's Report, December 10, 1976 (FINANCE - 2)

Clause #2 continued:

The Engineer has verified that there are 716 parking spaces involved in Block 42 and that the agreed construction price is \$5,502 per stall. I have agreed with the Chief Financial Officer of the Cadillac Fairview Corporation that the proper amortization multiplier is .110274, leading to an annual rental of \$434,417. Under the terms of the agreement we are required to pay this monthly and the monthly payment is therefore \$36,201.42.

I therefore RECOMMEND that the monthly rental of \$36,201.42 during the 25 year term of the Block 42 parking lease be approved."

The City Manager RECOMMENDS that the above recommendation of the Director of Finance be approved.

CONSIDERATION

3. Habitat Flags and Banners

The City Purchasing Agent reports as follows:-

"Attached is a request, from the Vancouver Public Aquarium, for the donation of 60 banners to decorate the front entrance wall of the aquarium building.

We have just received the surplus flags and banners from the Electrical Division, and are in the process of preparing them for delivery to the Artists Gallery.

After previous donations authorized by Council have been satisfied, we will have on hand:-

<u>Item</u>	<u>Quantity</u>	<u>Value</u>
Habitat Flags	351	\$5.00 each
Seagull Banners	85	\$5.00 each
Other Banners	303	\$2.00 each

If Council wishes to approve this donation, the value will depend on the selection made and Council, therefore, may wish to limit the number of flags and seagull banners offered."

The City Manager submits the foregoing report for Council's CONSIDERATION.

4. Temporary Parking Facility for Police Fleet

The Director of Permits and Licenses reports as follows:

"On September 28, 1976 Council approved the recommendation of the City Manager contained in Clause 3 of his report on Finance matters dated September 24, 1976, under the title 'Tenders for Police Annex'. The approved estimates included the sum of \$15,000 for preparing the alternative parking site to be used for Police vehicles during construction of the Annex. The estimate provided for installation of a control office with telephone and sanitary facilities, security fencing and gates, patching the pavement, installing timber curbs and traffic painting.

The Director of Planning subsequently approved the issue of a Development Permit subject to revision of the submitted proposal, and has stipulated that the features listed below be provided. These were not anticipated in the approved estimate, which was based upon the immediate needs of the Police Department. Consequently, the \$15,000 budget for the temporary facility will be exceeded as follows:

Manager's Report, December 10, 1976 (FINANCE - 3)

Clause #4 continued:

1. To provide five trees on Cordova Street, four trees on Columbia Street, Additional Cost \$ 2,700
2. To provide a close boarded wooden fence on the boundaries of the site facing Cordova Street, Columbia Street, and the lane north of Cordova Street. Estimated Cost \$11,800
LESS: Amount provided in approved estimate for chain link fence 4,200
Additional Cost \$ 7,600
3. To undertake that a mural will be placed on the westerly and southerly fences as soon after the erection of the fence as practicable, the design and timing of the mural to be to the satisfaction of the Director of Planning in consultation with the Gastown Historic Area Planning Committee. The cost will depend upon the specifications as to theme, complexity and amount of detail in the design, permanence of finish and suitability for de-mounting and re-erection elsewhere. The following alternatives are submitted for Council's consideration:
 - Alternative I
The Pier Group, an artists' collaborative, has indicated that their price would be between \$7,000 and \$9,300 for a mural painted directly on the plywood fence panels.
Additional Cost \$ 9,300
 - Alternative II
If the mural must remain in place for several years, or if Council considers it desirable that the mural be suitable for re-erection elsewhere (e.g. Gastown) at some future date, more durable and permanently weather resistant materials should be specified, such as those used in permanent graphic exterior signs. This would increase the cost of the mural by \$3,500 to \$6,000 over that of Alternative I. In addition, an allowance of \$1,500 to \$2,000 should be made for research and design time on the part of the artist or firm commissioned to carry out the work. The total cost of a permanent mural, including research and design, would be between \$12,000 and \$17,300.
Additional Cost \$17,300

Summary

The foregoing estimated additional costs may be summarized as follows:

Total for trees, extra cost of fence and cost of mural painted on fence (Alternative I)	\$19,600
Total for trees, extra cost of fence and permanent mural, including \$2,000 fee for design (Alternative II)	27,600
Additional cost for permanent mural	\$ 8,000

The Director of Finance advises that sufficient funds are available within the approved Capital Budget for Police Accommodations to provide for the foregoing additional costs.

The Director of Planning comments as follows:

'At the time the development permit application for this temporary police parking facility was being processed, a number of community issues arose which necessitated meetings between the Gastown Historic Area Planning Committee, the Townsite Committee, the Downtown Parking Corporation, the Police, the Mayor, various City staff, and others. In order to obtain the concurrence of these groups in the development of the parking facility a number of agreements were reached which were then incorporated as conditions in the development permit. Any alterations in these conditions would break the agreements that were reached at that time. Therefore I believe it is very important that Council endorse the recommendations in this report.'

Manager's Report, December 10, 1976 (FINANCE - 4)

Clause #4 continued:

Consideration

Submitted for City Council's CONSIDERATION is the decision on whether to provide a permanent mural at an additional estimated cost of \$8,000 (see Alternatives I & II).

Subject to Council's decision on the mural it is RECOMMENDED that:

- A. The increased cost required to meet the conditions of the Development Permit - \$19,600 (Alternative I) or \$27,600 (Alternative II) - be provided from the Police Capital Budget.
- B. Council authorize the City Architect, in consultation with the Director of Planning, to commission an artist, a group of artists, or a firm to carry out the work."

The City Manager notes that this mural would only be in place for about 12 months and submits the whole matter for Council's CONSIDERATION.

RECOMMENDATION

5. Civic Theatres - Staffing and Reorganization

The Orpheum Theatre is scheduled to open early in 1977. The Theatre Manager, the City Architect and the Administrative Analyst have reviewed the maintenance functions relating to future Theatre operations and propose that the Construction and Maintenance Division of the Department of Permits and Licenses assume responsibility for the complete building maintenance function, including the operation of all equipment. More highly qualified personnel are required to operate the steam heating plant in the Orpheum Theatre than are necessary for the operation of the more modern hot water heating system in the Queen Elizabeth Theatre. Transferring their responsibilities to the Construction and Maintenance Division will assure that they are fully employed throughout the year.

PRESENT STAFF COMPLEMENT

At the Queen Elizabeth Theatre, all work related to building services, cleaning and maintenance of both the building and its equipment is accomplished by ten people:

- 1 Building Service Supervisor
- 1 Maintenance Electrician
- 1 Working Supervisor - Building Services
- 4 Building Service Workers I
- 3 Building Maintenance Men I.

In order to cope with the seasonal work-load associated with the Theatre operation, the equivalent of 7.5 full-time Building Service Workers and Building Cleaners are employed on a casual basis.

A chart of the present organization is attached.

PROPOSED ORGANIZATION

The attached chart illustrates the proposed placement of staff in an organization structure designed to cope with the increased work-load induced by the operation of the Orpheum Theatre. The total staff complement will increase from ten permanent and 7.5 casual to fifteen permanent and eleven casual. The Theatre Manager, through his Building Services Supervisor will retain direct control over the building services, janitorial and cleaning functions; the City Architect, through his Supervisor of Maintenance Services, will assume responsibility for the following building and equipment maintenance tasks:

Manager's Report, December 10, 1976 (FINANCE - 5)

Clause #5 continued:

- heating and air conditioning, operation and maintenance
- plumbing repairs (including sprinklers and drains)
- door repairs (locks and fixtures)
- floor repairs - tile, terrazzo, carpets
- window repairs
- chair and seat repairs
- electrical repairs (including bulbs and tubes)
- maintenance of fire-fighting equipment
- elevator maintenance
- operation surveillance (on duty at all shows) of above equipment
- boiler and mechanical room cleaning
- roof repairs.

In increasing the permanent staff complement to fifteen positions, a total of six new positions are proposed; one existing position to be eliminated upon becoming vacant. Furthermore, it is anticipated that after implementation of the revised organization, a number of maintenance contracts presently in effect at the Queen Elizabeth Theatre can be eliminated for an estimated saving of \$9,000 per year.

The overall costs of the present and proposed organization are as follows:

	<u>Present</u>	<u>Proposed</u>
Building Service Supervisor	\$20,600	\$20,600
Building Maintenance Supervisor *	20,600	
Working Supervisor - Building Services	14,500	14,500
Working Supervisor - Building Maintenance *		15,200
Building Service Workers I	47,300 (4)	35,600 (3)
Building Maintenance Men I	37,000 (3)	37,000 (3)
Maintenance Electrician	20,300	20,300
Assistant Maintenance Electrician *		16,500
Stationary Engineers I *		41,600 (3)
Casual Workers	39,400 (7.5)	57,800 (11)
	\$179,100	\$279,700
less savings - maintenance contracts	<hr/>	<hr/>
		9,000
		<hr/>
		\$270,700
		<hr/>

* New Positions

All costs at 1976 rates, including fringe benefits and subject to classification (or re-classification) by the Director of Personnel Services.

A further non-recurring expenditure of approximately \$1,500 is required for the procurement of tools and equipment, including personal pagers and automatic time clocks for equipment shut-downs.

SUMMARY

The annual recurring cost of the five additional permanent positions and 3.5 casual positions is approximately \$100,000. Offsetting savings by the elimination of maintenance contracts at the Queen Elizabeth Theatre should total approximately \$9,000 per year.

The Comptroller of Budgets advises that if the foregoing report is approved, funds for 1976 expenditures, if any, are available within the Queen Elizabeth Theatre's budget. Funding of 1977 will be included in the Construction and Maintenance Division budget estimates and approval of these estimates, as detailed in the foregoing, is requested in advance of the 1977 Operating Budget.

The Theatre Manager, the City Architect and the Administrative Analyst RECOMMEND:

- A. That the proposed reorganization of the maintenance function for the Civic Theatres be approved.

Clause #5 continued:

B. That the following six positions be added to the complement of the Construction and Maintenance Division:

- 1 Building Maintenance Supervisor
- 1 Working Supervisor - Building Maintenance
- 3 Stationary Engineers I
- 1 Assistant Maintenance Electrician.

C. That the City Architect be authorized to procure miscellaneous tools and equipment at a cost of approximately \$1,500.

A copy of this report has been sent to the I.A.T.S.E. and V.M.R.E.U.

The City Manager RECOMMENDS that the foregoing recommendations of the Theatre Manager, the City Architect and the Administrative Analyst be approved.

6. Quarterly Review of Revenues and Expenditures as at September 30, 1976

The Director of Finance reports as follows:

"In accordance with Council's instructions, the following review of Revenues and Expenditures as at September 30, 1976 is submitted for the information of Council. A copy of the monthly statement of Revenues and Expenditures is on file with the City Clerk and may be examined in detail by members of Council.

In this review, actual revenues received and expenditures incurred to date are compared with the annual estimates and where significant variations between estimates and actual, as projected to year end, are indicated, the budget appropriations are adjusted. The net of revenue and expenditure adjustments is transferred to the Current Surplus (Deficit) on Revenue Account.

Revenue Variations

The estimates of revenues are revised as follows to reflect the revised forecast of revenues for the 1976 fiscal year to December 31, 1976.

<u>Source of Revenue</u>	<u>1976 Estimate</u>	<u>1976 Revised Forecast</u>	<u>Increase or (Reduction)</u>
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<u>General Tax Levy</u>	<u>78,629,682</u>	<u>78,369,332</u>	<u>(260,350)</u>
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This reduction in real property tax revenue is caused, primarily, by changes to the assessment roll resulting from the Assessment Appeal Board.

<u>Receipts in Lieu of Taxes</u>	<u>2,010,897</u>	<u>2,055,377</u>	<u>44,480</u>
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This increase in receipts in lieu of taxes is due primarily to the sale of City owned properties which, while City owned, were tax exempt.

Grants in Lieu of Taxes, Federal and Provincial Properties

1. Federally owned properties	<u>1,576,724</u>	<u>1,259,502</u>	<u>(317,222)</u>
2. Provincially owned properties	<u>713,437</u>	<u>1,013,437</u>	<u>300,000</u>
Net Reduction	<u>2,290,161</u>	<u>2,272,939</u>	<u>(17,222)</u>

These changes in grants in lieu of taxes on properties owned by the Federal and Provincial Governments are caused primarily by:

- a) The turnover of the Jericho lands from the Federal Government to the City and,
- b) The turnover of the Shaughnessy Hospital from the Federal Government to the Provincial Government and,
- c) An increase in Provincial properties that became eligible under the 15 mill Municipal Aid Grant.

Clause #6 continued:Service and Inspection Fees \$225,000

Building Permits Fees	780,000	850,000	70,000
Electrical Inspection Fees	300,000	355,000	55,000
Plumbing Inspection Fees	<u>300,000</u>	<u>400,000</u>	<u>100,000</u>
Net Increase	1,380,000	1,605,000	225,000

This increase in Service and Inspection Fees is attributed primarily to an increase in building and development activity over that which had been initially forecasted.

<u>Source of Revenue</u>	<u>1976 Estimate</u>	<u>1976 Revised Forecast</u>	<u>Increase or (Reduction)</u>
	\$	\$	\$

<u>Scavenging Fees</u>	2,136,000	2,066,000	(70,000)
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This reduction in scavenging fees is attributed to increased competition from private contractors.

<u>By-law Court Fines</u>	553,547	953,000	399,453
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This increase in revenue from By-law Court Fines is attributed in part to the Parking Meter Enforcement programme as approved by City Council January 27, 1976, and implemented September 14, 1976, which accounts for approximately \$200,000 of the increase. The City Engineer will be reporting on the overall Parking Meter Enforcement programme in the near future.

<u>Miscellaneous Fees</u>	25,521
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The net increase is due to:

- a) The City receives an annual adjustment from Travellers Insurance Co. for the premiums paid for Outside Employees Sick Leave Insurance based on the prior year's cost. This year's adjustment has resulted in a refund of \$55,521 to the City, and
- b) Miscellaneous fees received to date indicates that the City will realize \$30,000 less than originally estimated.

The net adjustment resulting from a) and b) above is an increase in revenue of \$25,521.

Interest Earned on Temporary Investments

It is estimated that interest earned on temporary investments will exceed the current estimate by \$300,000. This is, however, directly due to the investing of cash balances of the Property Endowment Fund, to which earned interest is payable, and will not have any affect upon the operating budget.

Increase in interest on temporary investments	300,000
Transfer to Property Endowment Fund	<u>(300,000)</u>
Net increase to operating budget	-0-

TOTAL INCREASE IN REVENUE	<u>\$ 346,882</u>

Expenditure VariationsGeneral Government

<u>Turn Down Traffic Volume Programme</u>	\$ 39,300
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City Council on August 26, 1975, approved the "Turn Down Traffic Volume" programme, and recognized City costs of \$158,000, of which \$39,300 was required for the 1976 fiscal year. This was, however, inadvertently omitted from the 1976 operating budget, and is included here for funding purposes.

Manager's Report, December 10, 1976 (FINANCE - 8)

Clause #6 continued:

Canada Assistance Plan Recoveries, Prior Years \$ 40,000

The City's annual operating budget (prior years) included some items in the welfare and social assistance related programmes that were considered at that time to be cost shareable by the Provincial and Federal Governments under the Canada Assistance Plan.

The City is required, under this plan, to obtain the Federal government's acceptance of each programme and/or agency for eligibility under the Plan, and then submit a claim for reimbursement in the amount of the Provincial and Federal governments share of the costs.

This cost of \$40,000 results from the Federal government disallowing some claims because of the ineligibility of the programme or agency, either all or in part.

Outstanding Accounts Receivable, Doubtful Accounts \$ 75,000

The City has some outstanding Sundry Debtor accounts, relating to Prior Years totalling \$75,000, which are considered to be doubtful accounts. It is recommended that, to bring the City of Vancouver into conformity with generally accepted accounting principles, an allowance be established to fund these doubtful accounts.

This matter has been discussed with the City's External Auditors, who are in agreement with this principle.

City's Share of Social Assistance Costs (\$255,753)

The Provincial Government, by letter dated September 27, 1976 from the Minister of Human Resources, advised that, effective September 1, 1976, the monthly per capita administration charge of 5¢ would be completely eliminated, and the monthly per capita Social Assistance costs would be reduced by 10¢, resulting in a saving to the City of \$255,753 in the 1976 fiscal year.

Director of Housing (\$5,534)

The termination of the office of "Director of Housing" has resulted in a net reduction of funding for the administrative costs of that office amounting to \$5,534.

Engineering Department \$ 22,000

Pumping Stations

The 1976 increased hydro rates have caused a 10% increase in the cost of the operation of the Pumping Stations which was not included in the 1976 estimates, and is therefore funded at this time at \$12,000

Streets General Expense, Claims

The activity to date in these claims against the City, over which the City has little or no control, has exceeded the budgeted amount by \$10,000

Property and Insurance Division (\$191,781)

Administrative Costs incurred on behalf of the Property Endowment Fund

The City's Property Endowment Fund properties are administered by the Properties Division of the Finance Department.

A recent work study conducted in that Division shows that \$201,781 of the Division's 1976 operating costs are incurred on behalf of the administering of the Property Endowment Fund.

Recovery of \$10,000 was budgeted in the initial 1976 estimates.

Employee Fringe Benefits - General \$400,000

The June 1976 budget review advised Council that there had been a considerable increase in the employee fringe benefits costs caused primarily by increases of 50% and 79% in the Health Plan and the Workers Compensation costs, which would be studied in depth and reported upon in this September budget review. This study has now been completed and it is confirmed that additional funding of approximately \$400,000 is required to fund employee fringe benefits.

Manager's Report, December 10, 1976 (FINANCE - 9)

Clause #6 continued:

<u>Adjustment for U.S. Exchange on Eurodollar Bond Issue</u>	<u>\$385,440</u>
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The City has just sold a \$15,000,000 U.S. dollar bond issue in Europe. The reason for choosing U.S. dollars rather than Canadian dollars is the interest rate differential between the two currencies, which results in the City saving approximately \$1,500,000 - \$2,000,000 over the life of the issue. On the other side the City also assumes a currency risk in that the Canadian dollar may decrease in value over the life of the bond issue. The interest rate differential protects the City against a large drop in the value of the Canadian dollar vs. the U.S. dollar.

At the time of closing the bond issue the Canadian dollar was worth more than the U.S. dollar resulting in the City receiving \$385,440 fewer Canadian dollars than the equivalent U.S. dollars. If when the bond issue matures the Canadian-U.S. dollar relationships are the same as now then the reverse will apply and we recapture the 'discount'.

There are several ways of accounting for this 'discount'. The first is to charge it to all affected capital accounts in the same manner as we charge normal bond discount and commissions. However, to do it in this case, in addition to the other costs, would result in an unreasonable charge to the capital accounts and it would result in capitalizing a cost that may never actually occur.

The second means of dealing with it would be as a reduction of the 1976 U.S. exchange profits realized (approximately \$650,000) on our payments of principal and interest on the City's existing U.S. dollar debt. This profit is normally transferred to the Revenue Budget in the following year and would affect the 1977 Revenue Budget. However, we are of the opinion that it is unwise to load the 1977 budget with a charge that can be dealt with in 1976 and that represents a 1976 transaction.

It is therefore recommended that the 'discount' be absorbed in the 1976 Revenue Budget.

Debt Charges Equalization Fund, Contribution to the 1976 Capital Budget

City Council, on May 11, 1976, approved the recommendation of the Standing Committee of Finance, that an amount of two million dollars be transferred from the Debt Charges Equalization Fund to partially fund the 1976 "Pay as you go" capital programme.

It is recommended that, to accomplish the proper accounting and budgetary procedures, the contribution of the debt charges equalization fund toward reduction of the 1976 debt charges be increased by two million dollars and that the amount appropriated to capital reserve be increased by \$2,000,000.

This approval by Council is necessary to provide the proper documentation.

<u>TOTAL EXPENDITURES</u>	<u>\$ 508,672</u>
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Transfers of Appropriations in Excess of \$500

The following departmental transfers were approved by City Manager Minutes of Authorization and are reported to Council for information.

Britannia Community Centre

From	8501/115	Program Production	\$ 2,000
To	8501/107	Office Supplies & Services	2,000

To provide additional funding for Office Supplies & Services for general use.

Clause #6 continued:Finance DepartmentCity Treasurer, Scavenging Billing

From	8138/8514	Postage	\$ 800
To	8138/8513	Office Supplies	800

To provide additional funding for Office Supplies for general use. Changes to the Garbage By-law resulted in fewer bills being mailed in 1976, thereby allowing the release of funds from the postage account.

Engineering DepartmentWater, Sanitation, & Materials Division

From	8102/6606	Overtime	\$ 2,500
To	8102/6603	Temporary Help, inspection	2,500

To provide additional funds to maintain the Division's normal workload including design work necessary to keep ahead of construction on Waterworks capital projects.

Departmental Services, and Sewers Division

From	8005/602	Salaries	\$ 3,000
To	8005/603	Overtime	3,000

To provide additional funding for overtime necessitated by staff vacancies.

Streets Operations Branch, Bridge Maintenance

From	8036/2913		\$18,000
To	8038/3043		18,000

To provide funding for the completion of the special maintenance programme on the Connaught Bridge.

Traffic Division Administration & Engineering

From	8051/3602	Salaries	\$ 6,000
To	8051/3603	Overtime	6,000

To provide additional funding for overtime necessitated by staff vacancies and an increase in routine investigation workload requiring more attendance at public meetings.

City Planning Department

From	7305/1	Salaries	\$ 805
To	7308/91	Office Alterations	805

To provide interim office accommodation for consolidation of staff.

Computer Services

From	7030/308	Equipment Rentals	\$ 1,100
To	7030/325	Data Processing Courses	1,100

To provide funds for additional staff training.

SUMMARY AND RECOMMENDATIONS

The Director of Finance recommends that:

- A. The 1976 Revenue and Expenditures appropriations be adjusted as follows:

Manager's Report, December 10, 1976 (FINANCE - 11)

Clause #6 continued:

<u>Revenues</u>	<u>Appropriation Increase(reduction)</u>
General Tax Levy	\$ (260,350)
Receipts in Lieu of Taxes	44,480
Grants in Lieu of Taxes, Federal & Provincial Properties	(17,222)
Service and Inspection Fees	225,000
Scavenging Fees	(70,000)
By-law Fines	399,453
Miscellaneous Fees	25,521
Interest Earned on Temporary Investments	-8-
 Net Increase in Revenues	 <u>\$ 346,882</u>
 <u>Expenditures</u>	
Turn Down Traffic Volume	\$ 39,300
Canada Assistance Plan Recoveries	40,000
Accounts Receivable, Doubtful Accounts	75,000
Social Assistance Costs	(255,753)
Director of Housing	(5,534)
Engineering Department	22,000
Property & Insurance, Property Endowment Fund	(191,781)
Employee Fringe Benefits, general	400,000
Discount on Conversion of Eurodollar Bond Issue	385,440
Debt charges Equalization Fund, Contribution to 1976 Capital Budget	-8-
 Net Increase in Expenditures	 <u>\$ 508,672</u>
 <u>INCREASE IN EXPENDITURES OVER INCREASE IN REVENUES</u>	 <u>\$ 161,790</u>

- B. The net increase in Expenditures estimated at \$161,790 be transferred to the Current Surplus on Revenue Account, thereby reducing the balance of that account from \$493,222 to \$331,432.
- C. The contribution of the Debt Charges Equalization Fund toward the reduction of the 1976 debt charges be increased by two million dollars and that the amount appropriated to Capital Reserve be increased by two million dollars."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 183

RECOMMENDATION

1. Personnel Regulations 170 'Starting Salary', 240 'Acting Senior Capacity' 245 'Temporary Positions' and 248-7 'Training - Recovery of City Contributions - Employee-Initiated Training'

The Director of Personnel Services reports as follows:

"I have conducted a periodic review of the following current Personnel Regulations --

1. Personnel Regulation 170 'Starting Salary'

Sections pertaining to the former Social Service Department and others now covered by collective agreements have been deleted. Section 1 has been reworded without changing the intent and cross-referencing with other Personnel Regulations has been added. Section 2(a) delineates previously approved procedures and Section 2(b) a procedure to communicate exceptions to the Vancouver Municipal and Regional Employees' Union agreed to between the two parties.

2. Personnel Regulation 240 'Acting Senior Capacity'

Sections covered by collective agreements have been deleted. A general definition section and policies regarding Excluded Staff and Acting Department and Deputy Department Heads previously adopted by Council have been added.

3. Personnel Regulation 245 'Temporary Positions'

All sections of the existing regulation are now covered by collective agreements and have been replaced by a reference to this effect.

4. Personnel Regulation 248-7 'Recovery of City Contributions -- Employee-Initiated Training'

No changes have been made to Sub-section (a). The existing Sub-section (b) stipulates that employees who resign or are discharged within three years of completion of a self-initiated training course have to return the City's financial contribution. However, few cases of recovery occur and relatively small amounts are involved, maintenance of a control system for this purpose is more costly than the benefits from recoveries warrant. For these reasons it is proposed to delete existing Sub-section (b) and replace it with a reimbursement policy only applying to employee-initiated courses requiring actual City contributions of over \$100. There are very few employees taking courses at this cost level and control does not constitute a problem. This proposed change has been discussed with and content and wording have been agreed to by the Directors of Legal Services and Finance.

Copies of existing and proposed regulations are attached.

It is RECOMMENDED:

- (a) that the revised Personnel Regulation 170 'Starting Salary' be approved
- (b) that the revised Personnel Regulation 240 'Acting Senior Capacity' be approved
- (c) that the revised Personnel Regulation 245 'Temporary Positions' be approved
- (d) that the revised Personnel Regulation 248-7 'Recovery of City Contributions - Employee-Initiated Training' be approved."

The City Manager RECOMMENDS approval of the above recommendations of the Director of Personnel Services.

MANAGER'S REPORT, December 10, 1976 (PERSONNEL - 2)

CONSIDERATION AND RECOMMENDATION

2. Four-Day Week - Turn Down Traffic Volume

The Director of Personnel Services reports as follows:

"At its meeting of July 27, 1976 City Council approved the implementation of a four-day work week for the majority of inside City staff, commencing August 9, 1976. The period from August 9 until December 31, 1976 was considered to be a trial period and this was written into the Letters of Understanding which were signed with the Unions involved (V.M.R.E.U., R.N.A.B.C. and I.B.E.W.). These Letters further provided that if the arrangement were continued into 1977, either the City or the Unions could request a reversion to the five-day week, and such reversion would occur not later than 30 days after receipt of the request. Any extension beyond December 31, 1977 would have to be by mutual agreement of all parties.

The purpose of this report is to report back to Council on the results of the trial period, and to make a recommendation as to whether or not the four-day week should be continued into 1977.

Survey of Department Heads

During November, the Department Heads involved were surveyed by the City Manager, and asked to report back to him on the impact which the revised work schedule had had on their Departments since August. They were asked to consider various criteria, such as increased or decreased costs, effects on the quality of service to the public, communication problems, and improvement in employee morale. The results of this survey are summarized below:

1. Cost Impact - No Department reported a significant increase or decrease in costs in terms of overtime expense or need for temporary staff. There was some minor additional overtime expense in the Personnel Services Department initially due to the necessity of converting our attendance records from a daily to an hourly reporting basis. However, this is no longer a problem. This cost was more than cancelled out by the Engineering and Planning Departments, both of whom reported a minor decrease in overtime expense due to the lengthened work day. The additional costs originally anticipated by the Director of Finance in the Payroll Branch did not materialize.
2. Quality of Service to the Public - All Departments reported that there had been no deterioration in the quality of service to the public, and that complaints in this regard had been negligible.
3. Communication Problems - The majority of Department Heads identified this factor as the main disadvantage of the four-day week schedule. Problems are encountered in arranging meetings on Mondays and Fridays, and also there is frequent difficulty obtaining internal information on those days if key people are absent. No Department Head characterized the problem as "serious", but it is clearly a real inefficiency associated with the present working arrangement.
4. 8:30 - 5:30 City Hall Opening - Two Departments (Planning and Permits and Licenses) indicated difficulties associated with the fact that while officially the hours of service to the public remained at 9:00 a.m. to 5:00 p.m., in fact the Hall must be open from 8:30 a.m. to 5:30 p.m. The public is free to enter the building during the first and final half hours of the day and naturally it is difficult to refuse to serve them when they see staff on duty. If the four-day week is to continue on the present basis, this problem could be lessened (but most likely not completely solved) if signs specifying the 9:00 - 5:00 hours of service were prominently displayed in appropriate locations.
5. Advantage of "Quiet" Periods - Most Department Heads felt that the relative quiet of the first and final half hours of the day were advantageous in terms of increased employee productivity. Several also believe that more is being accomplished by many employees due to the reduced number of interruptions on Mondays and Fridays. It should be noted that these are subjective opinions only, and that no attempt has been made to measure productivity during these periods.

cont'd.....

MANAGER'S REPORT, December 10, 1976 (PERSONNEL - 3)

Clause #2 continued

6. Employee Fatigue - There were scattered reports of fatigue at the end of the longer working day, especially among older employees, but no Department Head viewed this as a serious problem.
7. Employee Morale - Almost without exception, Department Heads felt that they had noted an improvement in employee morale. Several expressed a concern that morale would deteriorate if there were a reversion to the five-day schedule.
8. Supervisory Control - By and large, Departments believe that supervisory control is adequate, notwithstanding the fact that many supervisors are absent on Monday or Friday.
9. Medical Appointments - Although it was not part of the original Letters of Understanding that staff would be expected to arrange Doctor's and Dental appointments on their days off, all Departments report that employees are co-operating in doing this, to the extent possible.
10. Recruiting Advantages - Initial indications are that the four-day week is an attractive feature to job applicants and that it has therefore, enhanced our ability to recruit staff.

The Department Heads were asked finally whether or not they were in favour of continuing the four-day week. All but one responded in the positive. The exception, a Department with a relatively small clerical staff, simply felt that the four-day week had no advantages and that because of the communication problems (see Point 3), it should be discontinued.

Effect on Absence Due to Sick Leave

Our attendance records were reviewed in order to try to determine what effect, if any, the change to a four-day week has had on employee sick leave absence. A comparison was made of the number of days of absence on short term sick leave during the months of August, September and October of 1976 versus those same months in 1975, with the following results:

Percentage Change in Short Term Sick Leave - Aug. - Oct. 1976 vs Aug. - Oct. 1975	
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Inside Employees who switched to the 4-day week -	- 5.6 %
Inside Employees who remained on the 5-day week -	+ 13.3 %
Total -	+ 2.8 %

The sick leave experience of the 4-day week people improved by 5.6% while that for those who remained on the 5-day week worsened by 13.3%, the net results being a minimal increase in total absence. The review period of three months is really too short; but these preliminary results indicate that the 4-day week may be having a salutary effect on sick leave.

Potential Additional Cost in 1977

As stated in Point 1 of the section of this report dealing with the Department Head survey, no Department reported a significant increase or decrease in costs during 1976 due to the implementation of the four-day week. However, one Department Head, the Director of Finance, anticipates some additional cost next year. He reports as follows:

'A problem has arisen in the Property Tax and Cashier areas of the Revenue and Treasury Division that was not considered previously. In summary, it is felt that in order to handle the tax rush in February and July of each year, the Treasurer's office will require either:

- (a) Additional temporary help at an estimated cost of \$5,750.00, or
- (b) The Property Tax branch and the Cashiers will have to go back to a five-day work week for four weeks in the January-February period and six weeks in the June-July period.

Clause #2 continued

My recommendation is that the increased cost of \$5,750 would be the more viable solution and would be justified by the fact that during this time we could provide service to the public from 8:30 a.m. to 5:30 p.m. We presently provide service from 9:00 a.m. to 5:00 p.m. and this may be difficult during the tax rush when, in fact, the City Hall is open from 8:30 a.m. to 5:30 p.m. I would anticipate many complaints from the taxpayers.'

Opening Hours

When the City Engineer first proposed the various alternative working arrangements to Council in May of 1976, he made the following comments (in part) concerning the four-day week:

'A 4-day week could operate either of 2 ways:-

- (a) within the framework of a conventional 5-day week,
- (b) with the City Hall open only 4 days a week, but open for a longer period each day.

If a 4-day week is adopted within the framework of a 5-day open period, it will probably not be possible to apply a 4-day week uniformly across all departments, due to staff limitations and the need to provide minimum staffing of some functions during all open hours. We would probably, therefore, be restricted on this basis to being open only normal working hours. However, if Council wished to consider operating City Hall on a 4-day a week basis, it would be entirely practical to have City Hall open, say, from 8:30 a.m. to 6:00 p.m.* While there would be a reduction in the daily availability of City Hall by a 4-day open period, the extra open time each day would provide a much improved access for citizens who are unable to come to City Hall during their working hours. After a period of adjustment, (similar to that when Saturday mornings were abandoned) reasonable acceptance can be anticipated.'

He went on to state that the majority of Department Heads preferred alternative (b) and this has once again come through in the November survey. A four-day opening to the public would solve the problem of communication difficulties, allow somewhat more employees to work the four-day week than at present, and avoid the possible additional cost predicted by the Director of Finance.

Although Council rejected this alternative at its meeting of May 18, 1976, it is felt that they may wish to give it further consideration, perhaps for a trial period of the first 6 months of 1977.

*8:30 a.m. to 5:30 p.m. which are the hours the 4-day week staff are presently working.

Impact on 'Turn Down Traffic Volume' Program

The City Engineer reports as follows:

'Due to the short time this programme has been in effect and the limited amount of time Project Turn Down Traffic Volume staff has had to assess travel time savings, traffic volumes, use of leisure time, and other traffic-related measures, it is difficult to quantify the benefits of this programme at this time. The fact that most employees participating in the programme are off on either Mondays or Fridays has had a positive incremental effect in the reduction of traffic volumes on each of these days. Additionally the longer hours these employees now work requires them to travel in periods where congestion is not as great as for those continuing to work the shorter day on the normal 5-day week schedule. This, too, has a beneficial effect in the reduction of congestion on transit as well as on vehicular volumes.'

MANAGER'S REPORT, December 10, 1976 (PERSONNEL - 5)

As part of its commitment to the Federally-funded Turn Down Traffic Volume programme, the City's adoption of the 4-day work week on an experimental basis has added credibility to the entire programme in the opinion of project staff working with the downtown business community. It, too, is still too early to assess precisely what changes have been made in working hours by employers, and thus the impact to date must be assessed purely from a psychological perspective. Preliminary indications are that a number of employers are willing to consider the adoption of innovative working time arrangements where they have not already done so on their own initiative. In this perspective, the City's 4-day work week should be construed as having a positive impact.'

As noted previously, it is too early to assess precisely the effect these changes have had on the traffic congestion. In order to evaluate the programme adequately a further trial period of approx. 6 months is required to give a fuller more objective assessment of these effects.

Over and above the traffic aspects of the program, any continuation of the program should include an objective measurement of staff productivity.

RECOMMENDATIONS:

In summary, I recommend that:

- A. The four-day week work schedule be continued until December 31, 1977, subject to the proviso that it may be cancelled either by the City or the Unions involved on 30 days notice, and further, subject to a more detailed assessment of staff productivity.
- B. \$5,750 for additional temporary staff be included in the 1977 budget for the Revenue and Treasury Division of the Finance Department if the four-day week is continued in its present form.
- C. Council give consideration to keeping City Hall open only four days a week, but for a longer period each day, for a 6 month trial period."

The City Manager notes that the purpose of this exercise was to help to improve traffic conditions during peak periods and the City Engineer is asking for a 6 month extension to adequately evaluate the effects. There is no doubt that there has been some deterioration in service to the public although complaints have not been properly recorded, nor have steps been taken to survey the public's attitude to the change in availability of key staff members. The City Manager therefore could not endorse a further deterioration in service that would occur if 4 day opening is approved.

The City Manager RECOMMENDS approval of recommendations A and B and FURTHER RECOMMENDS that the City Engineer and Director of Personnel Services make a progress report to the Finance and Administration Committee at 3 month intervals.

FOR COUNCIL ACTION SEE PAGE(S) 123 /

A-9

MANAGER'S REPORT, December 10, 1976 (PROPERTIES - 1)

PROPERTY MATTERSRECOMMENDATION

- Sale of Residential Lot Situated on East Side St. George Street North of S.E. Marine Drive

The Supervisor of Properties reports as follows:

"The following offer to purchase has been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offer is considered to be favourable to the City and is hereby recommended for acceptance.

Lot 14, Subdivision B, Block 31,
District Lot 313, Plan 3021,
E/S of St. George Street north
of South East Marine Drive.

ZONED RS-1

<u>NAME</u>	<u>APPROX. SIZE</u>	<u>SALE PRICE</u>	<u>TERMS</u>
Wallyray Enterprises Ltd.	33' x 88'	\$25,700.00	City terms @ 11% "

The City Manager RECOMMENDS that the foregoing offer to purchase, being the highest offer received and one favourable to the City, be accepted and approved under the terms and conditions set down by Council.

- Lease of Part of Coroner's Court Building to the Provincial Government - 240 East Cordova Street

The Supervisor of Properties reports as follows:

"City Council on November 23, 1976, approved the granting of an additional one-year lease of the second floor and a portion of the basement of the Coroner's Court Building, to the Provincial Government for Provincial Court purposes, effective August 1, 1976, at an increased rental of \$2,693.17 per month.

The Provincial Government when offering to lease the premises included a request for an option to renew the lease for a further term at the increased rental. This request was considered a satisfactory part of the negotiations and should have been included in the November 19, 1976, report to Council. In order for this option to be properly included in the lease agreement, Council approval is necessary.

It is therefore recommended that the Director of Legal Services be authorized to include a one-year renewal option in the lease proposal previously approved by Resolution of Council of November 23, 1976."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

632 832

MANAGER'S REPORT, December 10, 1976 (PROPERTIES - 2)

3. McLaren Electric Building, 1836 West 5th Avenue
Lease of Portion of Second Floor

The Supervisor of Properties reports as follows:

"The British Columbia Teachers Federation currently lease 1700 square feet more or less, on the second floor of the McLaren Electric Building, 1836 West 5th Avenue under the terms of a lease which expires on December 31, 1976.

Following negotiations, this Lessee has agreed to a new lease incorporating the following terms and conditions:

1. Lease term, January 1, 1977 to June 30, 1978.
2. Rental to be increased from \$650 per month to \$800 per month.
3. Lessee to have the exclusive use of three parking stalls.
4. All other terms and conditions to be the same as the previous lease, dated November 20, 1975.

It is noted that the above rental space represents current economic rentals for comparable space in this area.

It is recommended that the above space be leased to British Columbia Teachers Federation under the above terms and conditions with a lease drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Lease of City-owned Property
1572 West 4th Avenue

The Supervisor of Properties reports as follows:

"This property at 1572 West 4th Avenue, known as Lots 5-7, Block 250, District Lot 526, was purchased for the Granville Bridge and is situated under the Fir Street ramp.

Council on July 4, 1972 approved a lease to Paulsen Industries Ltd., expiring December, 1976, with an option to renew for a further 5 years.

Paulsen Industries have exercised their option and after negotiation have agreed that the rent be increased from \$356.00 per month plus taxes to \$660.00 per month plus taxes, subject to the following terms and conditions:

<u>USE</u>	- Office and Warehouse.
<u>TERM</u>	- 5 years from January 1, 1977.
<u>RENT</u>	- \$660.00 per month plus 1/12th annual taxes as if levied.
<u>RENTAL REVIEW</u>	- On July 1, 1979, and to be market rental value.

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MANAGER'S REPORT, December 10, 1976 (PROPERTIES - 3)

Clause No. 4 Continued

- CANCELLATION - On 12 months' notice by either party.
- SUB-LEASE - Lessee to have right to sub-lease portion of premises to Jones Mac-Tool Sales Ltd.
- REPAIRS - Lessee to repair to the standard of a prudent owner. Lessee not responsible for repairs to the roof or structure.
- FIXTURES - All fixtures are City property.
- ACCESS - City Engineer to have right of access at any time without notice or penalty for the purpose of inspecting or repairing Granville Bridge or its ramps.
- INSURANCE - City to insure buildings against fire. Lessee to carry adequate public liability insurance.
City not responsible for loss or damage caused by objects or substances falling off Granville Bridge or its ramps.
- CITY BY-LAWS - Lessee to obey all City By-Laws including obligation to remove snow from the sidewalk.
- LEASE AGREEMENT - To be drawn satisfactory to Director of Legal Services.

It is recommended that Lots 5-7, Block 250, D. L. 526 be leased to Paulsen Industries Ltd. subject to the above-mentioned conditions."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 5821

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MANAGER'S REPORT

December 9, 1976

TO: Vancouver City Council
SUBJECT: Cordova House - Staffing
CLASSIFICATION: RECOMMENDATION

The Supervisor of Properties reports as follows:

"City Council at its meeting of October 26th, 1976 when considering a clause contained in the report of the Standing Committee on Community Services passed the following motion:

'That there be a minimum of 19 staff assigned to Cordova House subject to satisfactory funding from the Senior levels of government.'

On December 6, 1976, the Vancouver Resources Board confirmed in writing (letter attached) that the Department of Human Resources had approved the use of Cordova House as a personal care facility, effective on December 1, 1976. Until the final budget submission has been approved by the Vancouver Resources Board, this rate for personal care is pegged at \$11.18 per client, per day. This figure could be subject to some upward adjustment depending upon the level of care being supplied and the total operating costs.

Discussions with the Community Care Licensing officials have concluded that a total of ten staff will be required for the tenant care component; seven staff for building cleaning.

SOURCES OF REVENUE

The Federal/Provincial Partnership, which supports the "shelter function", has, through the B.C. Housing Management Commission, recognized total operating costs of \$187,340.00. Against these costs, the tenant would normally pay 25% of his income as rent. However, discussions with Mr. R.W. Bailey, General Manager of the B.C.H.M.C., on December 1st indicated that inasmuch as the tenants do not receive any income in the normal sense, he would recommend to the Partnership that they accept 25% of the rate paid to single persons under age fifty-five through GAIN legislation (welfare) as adequate rental for the shelter provision. This rate is currently \$160 per month. If the facility is fully occupied, therefore, the operating costs recognized by B.C.H.M.C. would be offset by a total of \$28,560.00 per year.

At the minimum Vancouver Resources Board rate of \$11.18 per day and subject to the facility being fully occupied, the revenue from the Department of Human Resources would be \$285,650. Since some vacancies must be anticipated, this expected revenue should be reduced to approximately \$242,800.00

In summary, the total revenue from senior government sources should be approximately \$430,140.00.

ADMINISTRATIVE FUNCTION

Administration of Cordova House is presently the responsibility of two staff: An Administrator and a Clerk II. The Administrator's position is a permanent classification; the Clerk is temporary. It is proposed that these staff be retained to assume responsibility for the general administration of the building. The annual recurring cost of these two positions at mid-step and including fringe benefits is \$32,350.00.

Continued.....

Page 2
 Cordova House-Staffing
 December 9, 1976

CARE FUNCTION

The Community Care Licensing officials specify a varying staff level depending upon the degree of care being provided and the number of persons being accommodated. They recommend that a registered nurse be hired as the general supervisor of the care function, and further, that the care be provided by five man-hours per week per tenant. The latter number is predicated upon the Medical Health Officer's licensing officials classifying twenty of the beds as "intermediate care", requiring 7.25 man hours per tenant per week; fifty of the beds as "personal care", requiring only 3.5 man-hours per tenant per week. Since the Department of Human Resources will only agree to funding at a personal care rate, the classification imposed by the Licensing officials has resulted in the costs of the care function being higher than a regular Personal Care Home. It is anticipated that this contradiction will be resolved in the near future.

In order to provide the 350 man-hours per week required when the facility is full, it is proposed to hire a registered nurse who would supervise nine staff. In order to retain flexibility of operation, the nine subordinate positions would be classified as either Floor Supervisors, Licensed Practical Nurses or Nursing Orderlies, depending upon the evolving needs of the operation. These job classifications are at the same pay grade.

The annual recurring costs of the ten proposed positions (at mid-step, including fringe benefits) is \$147,400.00. In addition, the costs of meal service are estimated at \$112,000.00

BUILDING SERVICE FUNCTION

While the number of staff responsible for building cleaning and janitorial duties may be subject to revision by the requirements of the Vancouver Resources Board, it is proposed to increase the complement to a maximum of seven persons (one Worker per ten tenants). The annual recurring costs of two Building Service Workers and five Building Cleaners at the mid-step, including fringe benefits, would be \$81,840.00.

The Supervisor of Properties recommends that the foregoing 19 positions be approved by Council.

OPERATING COSTS

SUMMARY

Cost of Operating:

Labour - Administration function	\$32,350.00
Administration other	
City Departments	15,000.00
Nursing Function	147,400.00
Maintenance & Cleaning Staff	81,840.00
Overtime & Temporary Help	<u>5,260.00</u>
TOTAL LABOUR COSTS	\$281,850.00
Other operating Costs (incl. rent paid by City to partnership \$28,500.)	97,700.00
Food	<u>112,000.00</u>
TOTAL	\$209,700.00
TOTAL OPERATING COSTS	\$491,550.00

Continued

Page 3
Cordova House-Staffing
December 9, 1976

Revenue from Fed/Prov. Gov't	\$187,340.00
Revenue from V.R.B.	<u>242,800.00</u>
TOTAL REVENUE FROM OTHER SOURCES	\$430,140.00
MAXIMUM ESTIMATED NET COST TO CITY	\$ 61,410.00"

The Supervisor of Properties recommends that the 1977 operating budget of \$491,550.00 be approved, and that the City's 1977 share of the operating costs, \$61,410.00 be approved in advance of the 1977 City operating budget.

Copy of this report has been sent to V.M.R.E.U.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved that the matters of classification of the facility and level of staffing be referred back to the City Manager for review and further report if required.

FOR COUNCIL ACTION SEE PAGE(S) 10

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MANAGER'S REPORT

December 9, 1976

TO: Vancouver City Council

SUBJECT: Police Digital Communications System

CLASSIFICATION: RECOMMENDATION

The City Engineer and Chief Constable report as follows:

"On 29 October, 1974, City Council approved construction of a new Police Communications Centre and implementation of a digital communications system, and approved appropriate funding. The new Communications Centre has been completed, and implementation of the digital communication system has been under intensive study. These systems provide the capability for secure transmission between the Communications Centre and field units, and direct access from the field to national data files.

In 1975 the Communications Research Centre (C.R.C.) of the Federal Government entered into a nation wide study of mobile digital communications needs of Canadian Police Forces. Upon request of the Director of C.P.I.C. the Vancouver Police Department withheld any implementation of digital communications until results of the Federal study became available.

The first stage of the Federal study consisting of a tender for development of a systems design and equipment performance specification for a Mobile Radio Data System was let to a local firm, Macdonald - Dettwiler and Associates (M.D.A.). M.D.A. received close co-operation from the Vancouver Police Department during the completion of this contract over the past year.

The second part of the Federal study consists of installation of a demonstration digital communications system by Macdonald, - Dettwiler and Associates in a major Canadian city. There are benefits to the host City in participating in the demonstration project:

1. The Federal Government will fund the development costs for the system, tailored to the host City's requirements, which can be expanded to a full operating system.
2. The system will be installed more rapidly than would otherwise be possible for the host city.
3. Comprehensive operating and test support will be provided by M.D.A.
4. The Federal Government will contribute financially to the purchase of the demonstration equipment (estimate \$50,000), reducing the cost to the host city.
5. The equipment will be "state of the art" and compatible with anticipated developments at C.P.I.C.

Following application by the Police Department, Vancouver was approved as the demonstration city, subject to Council approval of the program. Vancouver is proceeding in any case with implementation of a digital communications system for which \$660,000 has been budgeted. The benefits available from participation in this program are significant. However, this basically commits the City to the purchase of the entire Vancouver system from M.D.A., since the extension of the demonstration system must be compatible.

Macdonald - Dettwiler and Associates is acceptable as the supplier of a digital communications system to meet the needs of the Vancouver Police Department, for the following reasons:

1. The advantages to the City arising out of the demonstration project.
2. M.D.A. is the only locally based firm capable of implementing such a system.
3. C.P.I.C. and C.R.C. selected M.D.A. from firms across Canada to carry out this project.

- 2 -

Funds for the city-wide digital communications system have been previously approved and estimates are within funds already budgeted (approximately \$660,000).

The Chief Constable and City Engineer RECOMMEND City Council

- a) approve Macdonald - Dettwiler and Associates as suppliers of a digital communications system for the Vancouver Police Department, subject to contracts acceptable to the Chief Constable, City Engineer and Director of Legal Services, and
- b) authorize the Director of Legal Services to enter into necessary agreements."

The City Manager RECOMMENDS that the above recommendations of the Chief Constable and City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 206

D

MANAGER'S REPORTDATE December 7, 1976

TO: Vancouver City Council

SUBJECT: Disposition of City-owned sites west side Boundary Road between 29th Avenue and Monmouth Avenue

CLASSIFICATION: Recommendation

The Supervisor of Properties reports on behalf of the Property Endowment Fund Board as follows:

"There are two City-owned sites situated on the west side of Boundary Road south of 29th Avenue. These sites were previously designated and reserved for potential development for Non-market Family Housing. The present status of the two sites is as follows:

Price-Tanner Site

This site comprises approximately 4.2 acres, zoned RS-1, One Family Dwelling District. Assembly of this site was completed in December 1974 and the property is presently vacant. At a Public Hearing on August 12, 1976, the rezoning of this site for Family Housing was considered by Council and the rezoning application was defeated.

Moscrop-Hoy Site

This site comprises approximately 1.5 acres, zoned RS-1, One Family Dwelling District. On October 7, 1975, Council (In Camera) approved this site in principal as a potential Non-Market Housing site and authorized negotiations and report back with recommendation for the purchase of the two remaining privately-owned lots within the site, to complete assembly.

Negotiations to acquire Lot 33, Blocks 104-106, D.L.'s 36 & 51, known as 4642 Hoy Street, have been unsuccessful. This owner, a long time resident/owner, is strongly opposed to sale of his property for housing purposes and refuses to discuss sale and will not permit inspection of his property. It is felt that further discussions with this owner to acquire the property would be futile unless expropriation takes place.

Negotiations to acquire Lot 13, Blocks 104-106, D.L.'s 36 & 51, known as 4641 Boundary Road have resulted in this owner now being prepared to sell his property to the City for the sum of \$41,000.00 subject to:

- (a) Date of sale to be December 31, 1976
- (b) Three months rent-free possession to March 31, 1977.

The property comprises a single-storey, non-basement frame dwelling with a main floor area of 921 square feet, erected in 1957 on a lot 33' x 122', zoned RS-1, One Family Dwelling District. This dwelling contains four rooms and a utility room, four plumbing fixtures, patent shingle roof, stucco exterior, concrete foundation and is heated by an automatic gas-fired furnace. The dwelling is in average condition for its age and type.

Continued

The sale price of \$41,000.00 is considered fair and equitable. It is noted that in any event, the easterly 34 feet of this property may be required by the future widening of Boundary Road and the remainder of this lot is required for replotting purposes.

In light of strong neighbourhood opposition to the proposed housing project for Price-Tanner and since the rezoning application was defeated, the disposition of the City-owned sites were considered by the Property Endowment Fund Board on October 15, 1976.

The Board resolved in effect that Council consider that the land be placed on the market for housing in the form of single-family lots by resubdividing all of the City-owned property and retaining the required strip for road widening.

In view of the foregoing, it is recommended that:-

- a) The Supervisor of Properties be authorized to acquire Lot 13, Blocks 104-106, D.L.'s 36 & 51 for the sum of \$41,000.00, the date of sale to be December 31, 1976 and subject to the owner retaining rent-free possession to March 31, 1977. The cost of acquisition to be charged to account code 4749/-
- b) Negotiations to acquire the remaining property, known as Lot 33, Blocks 104-106, D.L.'s 36 & 51, to be abandoned."

The City Manager RECOMMENDS that the foregoing recommendations of the Supervisor of Properties on behalf of the Property Endowment Fund Board be approved.

FOR COUNCIL ACTION SEE PAGE(S) 065

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MANAGER'S REPORT

December 9, 1976.

TO: Vancouver City Council

CLASSIFICATION: Recommendation

SUBJECT: Acquisition of 2640 S.E. Marine Drive

The Supervisor of Properties reports on behalf of the Property Endowment Fund Board as follows:

"The objectives of the Property Endowment Fund are to maintain or increase the City's ownership of strategic land in the City of Vancouver; to support the City's planning and development objectives and to produce a reasonable return on the City's investment in properties consistent with the City's planning and development objectives. In this connection, the P.E.F. Board on December 3, 1976, approved the acquisition of 2640 S.E. Marine Drive, Parcel B, Block 69, D.L. 258 & 329, Plan 670A, subject to Council approval.

The site consists of 1.21 acres, zoned CD-1 adjacent to City-owned land and is fronting on S.E. Marine Drive. A single-family residence situated on the property is presently rented.

Negotiations with the owner indicate that they are prepared to sell to the City for the total sum of \$180,000.00 subject to existing tenancy. This is considered to be below market value.

It is recommended that the resolution of the Property Endowment Fund of December 3, 1976 approving the acquisition be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 226

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

I

DECEMBER 2, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, December 2, 1976, in Committee Room No. 1, Third Floor, City Hall, at approximately 10:30 A.M.

PRESENT: Alderman Rankin, Chairman
 Alderman Boyce (Clauses 1 and 2)
 Alderman Sweeney

ABSENT: Alderman Marzari
 Alderman Volrich

COMMITTEE CLERK: H. Dickson

RECOMMENDATION1. Liquor Permit Application - 4585 Dunbar Street

The Committee had before it for consideration a Manager's Report dated November 18, 1976 (copy circulated) on the application of a Mr. Tsonis for Development Permit Application No. 75738 to use a portion of the existing dining area of the restaurant at 4585 Dunbar Street as a cocktail lounge.

A representative of the Planning Department and the applicant appeared before the Committee on this matter, and during discussion, it was noted that there is parking at the rear of the building and that there are residential premises across the lane from the parking area.

Following discussion, it was

RECOMMENDED

THAT the application of Mr. Tsonis for Development Permit Application No. 75738, to use a portion of the existing dining area of the restaurant at 4585 Dunbar Street as a cocktail lounge, be approved.

INFORMATION2. Complaints Regarding 5 and 7 West 15th Avenue and 246 West 13th Avenue

The Committee had before it for consideration a Manager's Report dated November 24, 1976 (copy circulated) which was prepared by the Director of Social Planning in response to letters of complaint by Mr. Malachy McKenna of 2844 Alberta Street.

The report provided information about a proposed community residential centre planned by the B.C. Corrections Service for 5 and 7 West 15th Avenue and about a proposed boarding home for juvenile boys which would be operated by Central City Mission for a maximum of six juvenile boys at 246 West 13th Avenue.

The Chairman advised the Committee that he had been informed by the Committee Clerk that Mr. McKenna had requested consideration of this report be deferred for one week to allow him an opportunity to appear before the Committee.

Report to Council
Standing Committee on Community Services
December 2, 1976

Page 2

Clause No. 2 Continued

The Committee Chairman, who is also chairman of the Vancouver Resources Board, advised the Committee that the Vancouver Resources Board held a public meeting with a number of residents in the area approximately six weeks ago and that there were only two persons opposed to the boarding home planned for 246 West 13th Avenue, Mr. McKenna being one of those two. The Chairman pointed out that Mr. McKenna's concerns had been heard by the Vancouver Resources Board and suggested that he could appear before City Council, and it was agreed that the Committee would not defer consideration of this matter at this time.

A representative of the Director of Social Planning appeared before the Committee to speak to the report and explained that although a development permit has been granted by the Director of Planning to the Corrections Branch for a community residential centre at 5 and 7 West 15th Avenue, a change in Corrections Branch policy has made it most unlikely that this centre will be opened.

On the subject of the boarding home at 246 West 13th Avenue, the Social Planning Department's spokesman advised the Committee that the proposed home presents the least risks to residents of the neighbourhood and that residents of the boarding home will be boys between 15 and 19 years old who are either employed at a job or enrolled in education programs away from their residence.

Mr. R. Gutteridge of Central City Mission told the Committee the boarding home will be managed 24 hours a day by an adult and that the juvenile residents will pay their own room and board.

Following further discussion, it was

RESOLVED

THAT the Manager's Report dated November 24, 1976 regarding 5 and 7 West 15th Avenue and 246 West 13th Avenue be received, and that Mr. M. McKenna be advised that he may appear before Council on this matter if he wishes.

Alderman Boyce left the meeting at this point, therefore the following two clauses are submitted by Alderman Rankin and Alderman Sweeney for the consideration of the Council.

3. City-Owned Property at 823 Jackson Avenue

Pastor Annie L. Girard had requested to appear before the Committee on the matter of her efforts to purchase City-owned property at 823 Jackson Avenue and appeared this date.

In respect of this matter, the Committee had before it a Manager's Report dated November 26, 1976 (copy circulated) in which the Supervisor of Properties reported on the background of negotiations between Pastor Girard and the City.

Continued on Page 3.

Report to Council
Standing Committee on Community Services
December 2, 1976

Page 3

Clause No. 3 Continued

During discussion, it was noted that Pastor Girard owns adjoining property which is registered in her name although a church is located on her property. Pastor Girard has been endeavouring for some time to purchase the City property for use as a parking lot.

The Supervisor of Properties appeared before the Committee on this matter and in response to the Committee's question, indicated the property Pastor Girard wishes to purchase is valued at approximately \$40,000.00.

Following discussion, it was

RESOLVED

THAT the Supervisor of Properties negotiate with Pastor A. Girard for the direct sale to Pastor Girard of City-owned Lot A, Subdivision of Lots 17 and 18, Block 103, District Lots 196 and 197 situated at the northwest corner of Prior Street and Jackson Avenue, subject to Pastor Girard consolidating the City property with the adjoining property which she owns and that a time limit of sixty (60) days be set for negotiations upon expiry of which the Supervisor of Properties will report to Council on the negotiations.

RECOMMENDATION

4. Advisory Committee to Cordova House

Mr. R. Gutteridge of Central City Mission distributed to the Committee a brief dated November 18, 1976 (copy circulated) providing background information on the Advisory Committee to Cordova House.

The brief stated that in order to assure the community's role in the development of Cordova House, this Advisory Committee should have formal recognition by City Council and the Vancouver Resources Board.

It was noted there is no cost to the City involved in the operation of this Advisory Committee, and following discussion, it was

RECOMMENDED

THAT City Council formally recognize the Advisory Committee to Cordova House and approve the continuance of its supportive role in the operation of Cordova House.

The meeting adjourned at approximately 11:00 A.M.

FOR COUNCIL ACTION SEE PAGE(S) 581, 586-6

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

December 2, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, December 2, 1976, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT:	Alderman Harcourt, Chairman Alderman Bird Alderman Boyce
ABSENT:	Alderman Cowie Alderman Rankin
CLERK:	J. Thomas

INFORMATION:

1. Status Report on Government Assisted Housing in the City of Vancouver

The Committee had for consideration a report of the Housing Planner, dated November 25, 1976, (on file in the City Clerk's Office) reviewing government assisted housing activities since June, 1976.

The report noted, in part, the following:

	Family	Seniors	Other	<u>Total</u>	
				Completed (Jan. 1/76 and Dec. 1/76)	Under Construction
I. Units sponsored by various non-profit, cooperative and senior government agencies:				115	234
a) Completed (Jan. 1/76 and Dec. 1/76)	115	234		114	463
b) Under Construction	256	113		113	482
c) Planning/Seeking Approval Stage	109	1,320		160	1,589
II. Units initiated by the City of Vancouver:					
a) Under Construction					
1) False Creek (Phase I)	310-	324	125	233-	247
2) Dept. of Housing				173	173
b) Planning/Seeking Approval Stage					
1) Champlain Heights	782	244			1,026
2) Dept. of Housing	95				95
3) False Creek (Phase II)	130	90		440	660
Totals:	1,797-1,811	2,126	1,233-1,247	5,170	"

The Housing Planner reviewed the report with the Committee and noted it was expected construction would commence on the Langara housing project in February/March.

Mr. W. Casson, Director of Housing, G.V.R.D., made reference to the Regional District's handicapped housing project at 14th Avenue and Nootka Street and stated pending final agreement on the bedroom count with SPARC and the Paraplegic Association, the project would go to Public Hearing at the end of January, 1977.

It was

RESOLVED,

THAT the report of the Housing Planner dated November 25, 1976, be received for information.

Cont'd . . .

RECOMMENDATION:

2. Huntingdon Apartments, 1915 Beach Avenue
The Windermere Apartments, 1148 Thurlow Street
The Manhattan Apartments, 784 Thurlow Street

Consideration was given to a memorandum from the Chairman, dated December 2, 1976, drawing attention to the possible loss of 120 sound housing units in the downtown area if plans proceeded to demolish Huntingdon Apartments, The Windermere Apartments, and The Manhattan Apartments. The memo noted:

"In their place will rise 43 high rent apartments, a grocery store and commercial complex on Robson and a possible St. Paul's Hospital expansion (that may never occur). These three buildings along with the Park Plaza and Minaki Lodge incidents exemplify the inner city housing problem we've been discussing the last few years.

Are we going to sit by idly while perfectly sound housing is destroyed, thus displacing hundreds of pensioners, office workers and other downtown related people?"

The Chairman's memorandum recommended the following short term actions:

- "A. 1. Huntington Apartments - assist the tenants in their negotiations to purchase the building and renovate or see it brought up to acceptable standard.
 - 2. Manhattan - Either the City acquire or lease the residential apartments, or, the City assist the tenants to do so. The building can then be rehabilitated with RRAP funds.
 - 3. Windermere - If expansion plans had been indefinitely deferred because of Provincial Government cutbacks, then we should ask the regional district to renovate the building and amortise the cost over a 5-year lease period, as the City is doing with the Englesea Lodge apartments on Beach Avenue.
 - B. A March meeting with C.M.H.C., Provincial officials, G.V.R.D., and housing people from other major Canadian cities should be sponsored by Vancouver City Council. The Council recently passed a resolution to this effect so that we could create effective inner city housing programs and funding.
 - C. Prepare an anti-demolition by-law amendment setting forth a 'unit demolished as unit provided' principle."

The Committee also considered a memorandum from Mr. S. Adams, Social Planner, dated December 1, 1976, (circulated) discussing the problem of retaining older apartment buildings in the inner city and making specific reference to The Manhattan Apartments.

Huntingdon Apartments:

Mr. Jerry Presley and Ms. Judy Piercey addressed the Committee on behalf of the tenants of the Huntingdon and noted the owner had been requested to sell the property to a non-profit corporation acting for the tenants. When the necessary financial information was forthcoming it was hoped an offer to purchase would be made. Spokesmen for C.M.H.C. had indicated funds would be forthcoming providing the project was economically viable.

The Windermere Apartments:

Mr. N. Barth, Director of the Greater Vancouver Regional Hospital Board, owners of The Windermere Apartments, advised the site presently occupied by the building was required in connection with expansion of St. Paul's Hospital. The Provincial Government had cut back original plans by approximately half the physical size and cost, but while the Windermere site was not now required for actual construction, it was needed, probably within two years, to replace parking space which would be lost when the expansion project went ahead on another part of the site. Mr. Barth pointed out the Windermere did not meet Fire By-law requirements, was presently considered unsafe, and if demolition was deferred and

Report to Council
Standing Committee of Council
on Housing and Environment
December 2, 1976

3

Clause 2 Cont'd

upgrading undertaken, it would probably take five years operation to recover the costs.

The Committee expressed concern that a moderate rental apartment building was to be demolished for probable use as a parking lot and Mr. Barth agreed to convey that concern to the Regional Hospital Board, request reconsideration of the planned demolition, and report back to the Committee as soon as possible.

The Manhattan Apartments:

The Committee considered briefs (on file in the City Clerk's Office) opposing the demolition of The Manhattan Apartments submitted by the following groups:

Manhattan Apartment Tenants
Robson Street Retail Merchants
"Frequenters and Pedestrians" of the Robson/Thurlow Area
Students and Faculty Members, U.B.C. School of Architecture

Ms. Barbara Shapiro, on behalf of the tenants of The Manhattan, contended the building provided low-cost residential housing for people in the area and demolition would destroy the social fabric of the neighbourhood. She requested support for a Committee to be set up to prepare guidelines for the preservation and retention of all such buildings.

Mrs. Helen Shackleton (brief on file in the City Clerk's Office) a tenant who has lived at The Manhattan for 48 years, questioned the responsibility of landlords toward tenants and stated tenants and retail merchants should be consulted on future developments in their neighbourhoods.

Mr. Harold Quinn, tenant for 4½ years, stated The Manhattan represented ideal convenient, comfortable living with all the services he required - library, stores, transit - within 100 yards of his door. He did not want it replaced with a steel and concrete box which none of the present tenants could afford.

Architect for the owners, Sunco Enterprises, Mr. R. Mann, outlined unsuccessful efforts to obtain Heritage "B" designation for the building and rehabilitation funding from Heritage Canada. His clients had conducted feasibility studies and considered a number of options but now felt there were only two choices open to them: to enter into some kind of lease agreement with the City; or to obtain a demolition permit and redevelop the property. If agreement could not be reached on these two points, there was still a third option: to let the courts decide.

The Committee discussed the possibility of the City leasing the building and it was pointed out the lease would have to run 15 years for RRAP funding eligibility.

Following discussion on the above three properties, it was

RECOMMENDED,

- A. THAT the City assist the tenants of Huntingdon Apartments, in their negotiations to purchase and renovate the building and that the Director of Planning be instructed to report back to the Committee on the progress of the negotiations.
 - B. THAT the Greater Vancouver Regional Hospital District be requested to defer plans to demolish The Windermere Apartments and proceed with renovations to the building, amortising the cost over a five-year period.
 - C. THAT the City lease and renovate The Manhattan Apartments for a period of 15 years utilising RRAP funds for rehabilitation.
 - D. THAT the Director of Planning and appropriate City staff investigate and report back to the Committee on the preservation and retention of older buildings in the downtown area.
 - E. THAT the City sponsor a workshop in March to discuss inner city housing programs and funding with representatives from C.M.H.C., Provincial Government, G.V.R.D., and housing people from other major Canadian cities.

Cont'd . . .

Clause 2 Cont'd

- F. THAT the new Council be asked to introduce an anti-demolition by-law amendment setting forth the principle "a unit demolished as a unit provided".
 - G. THAT the memorandum of the Chairman, dated December 2, 1976, and the memorandum of Mr. S. Adams, Social Planner, dated December 1, 1976, be received for information.

3. City-Owned Housing Site:

CITY-OWNED HOUSING SITE:
2nd Avenue and Wallace Street

At its meeting on November 9, 1976, when considering a Manager's Report on leasing land for non-market use, dated November 2, 1976, (on file in the City Clerk's Office) City Council deferred the following motion of Alderman Harcourt for further consideration by the Committee and report back:

"That the offer by the Penta Co-operative Housing Association to lease the 0.95 acre site at 2nd and Wallace Streets, with the initial rents based on 8% of \$177,900 be approved."

In the Manager's Report considered by Council, the Director of Finance advised that the value of the lease to the City, with reasonable escalation and revaluation clauses, would be in the order of \$210,000. The market value of the site under its present zoning was \$363,000 and accordingly the lease terms requested by Penta would mean a write-down on the value of the land of 42%.

The Committee was addressed by Mr. T. Simpson and Mrs. A. Spindle, for Penta, who referred to suggestions that the economics of the project would be greatly enhanced if the number of dwelling units was reduced and the extra space used to provide surface parking, thus obviating the necessity for underground parking. The Penta representatives felt plans could not be revised at this stage. The Co-op had invested three years of efforts in the project and the present scheme featuring underground parking had gained community acceptance and had done much to defuse initial hostility towards housing on the 2nd Avenue and Wallace site.

The Director of Planning advised the Committee while there had not been time for a detailed analysis it was felt there would be considerable community concern if the plans were revised and the amount of usable space was reduced for parking.

When Alderman Bird expressed reservation about the City subsidising high-priced land on the West Side, the City Manager pointed out acceptance of Penta's offer would create a precedent with respect to the three parcels of land on the 2nd Avenue and Wallace Street site, and in effect, the City would be paying for the underground parking.

Following further discussion, it was

RECOMMENDED,

THAT the offer by the Penta Co-operative Housing Association to lease the 0.95 acre site at 2nd Avenue and Wallace Street, with the initial rents based on 8% of \$177,900, be approved.

4. Future Status of City-Owned Sites at:

2nd Avenue and Wallace Street
Foster and Euclid Streets
5th Avenue and Arbutus Street
Ash and S.W. Marine Drive

The Chairman introduced Mr. W. Casson, Director of the Greater Vancouver Housing Corporation, and advised he had invited Mr. Casson to take part in the discussion in order to ascertain whether the Corporation would favourably consider developing housing on City-owned sites at:

2nd Avenue and Wallace
Foster and Euclid Streets
5th Avenue and Arbutus Street
Ash Street and S.W. Marine Drive

Cont'd . . .

Report to Council
Standing Committee of Council
on Housing and Environment
December 2, 1976

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Clause 4 Cont'd

Mr. Casson noted that the 2nd Avenue and Wallace Street site was slated for family rental accommodation featuring surface parking, which he also would have recommended. The Foster and Euclid Streets site could be developed as a turn key co-op project; however initial soil test reports negated the utilization of underground parking because of the water table and this should be borne in mind when the economics of housing projects were being considered for the site. He noted that the site at Ash Street and S.W. Marine Drive had been set aside for handicapped housing.

The Committee, following further discussion

RECOMMENDED,

THAT the Greater Vancouver Housing Corporation be requested to develop housing on the following City-owned sites:

2nd Avenue and Wallace Street
Foster and Euclid Streets
5th Avenue and Arbutus Street
Ash Street at S.W. Marine Drive

The meeting adjourned at approximately 3:00 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 126

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

DECEMBER 2, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, December 2, 1976 at approximately 3.30 p.m.

PRESENT : Alderman Kennedy, Chairman
 Alderman Bird
 Alderman Cowie
 Alderman Harcourt

ALSO PRESENT : Alderman Boyce

CLERK TO THE
COMMITTEE : M.L. Cross

INFORMATION

1. Proposal for Local Area Planning Programme in the Shaughnessy Area

At its meeting on November 8, 1976, the Vancouver Heritage Advisory Committee passed the following motion:

" THAT the Heritage Advisory Committee recommend to the Standing Committee on Planning and Development that the City Planning Department be requested to again examine the feasibility of whether the Shaughnessy residential area could be studied as a Local Area Planning Program, including the establishment of a Citizens Advisory Committee, and that the boundaries for such a Local Area Planning Program be Oak Street, 16th Avenue, Arbutus Street and King Edward Avenue."

Mr. J. McKay, Shaughnessy Property Owners' Association and Mr. R. Mann, Architect were present for the discussion.

Alderman Harcourt, Council's appointee to the Heritage Committee, advised that the Committee is concerned about the loss of older, heritage buildings in the Shaughnessy area. The zoning is inadequate as it doesn't allow people to keep older houses and provide infill housing around them; the houses are being demolished and the lots are being subdivided.

The Heritage Committee felt that a study of the neighbourhood should be undertaken by the Planning Department.

Mr. McKay stated that the Property Owners' Association have a Committee studying the problem and have retained Mr. Mann to prepare guidelines for changing the use in the area. The Association feels the study would take longer if it were done as part of a local area planning programme and would like to proceed on its own and discuss the study with the Planning Department.

The Committee agreed that the property owners should go ahead with their study and discuss it with the Planning Department. It was suggested that there be a specific liaison person in the Planning Department for the Shaughnessy area.

cont'd.....

Report to Council
Standing Committee of Council
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Page 2

Clause #1 continued

Mr. Youngberg, Associate Director, Area Planning, stated his Division has only six permanent staff - the others are temporary and assigned to specific Neighbourhood Improvement Programme areas. It would be premature to make a decision on a contact person at this time. In the new year, the Planning Department will be discussing how it can serve local areas.

RESOLVED

THAT the Shaughnessy Property Owners' Association be advised to continue with its study of the area and discuss same with the Planning Department.

2. Progress Report on Detailed Design Guidelines for Surface Parking Lots - Downtown District

The Committee considered a report dated November 17, 1976 (on file in the City Clerk's office) which the City Manager submitted for Information.

Council, on April 6, 1976, approved in principle the Guidelines for Surface Parking Lots as a basis for discussion with the Park Board and owners or lessees of parking lots for report back to the Standing Committee on Planning and Development.

In the Manager's report, the Director of Planning and City Engineer advise that the Vancouver Parking Association have submitted a brief on the guidelines.

The brief

- "- advises of the formation of the Vancouver Parking Association and their aims and objectives.
- stresses the concern of the Association for better communication and co-operation between the Association and the various concerned City Hall Departments. There is concern about certain aspects of the Design Guidelines particularly the cost of improvement and their practibility - when many parking companies can only rent premises on a month to month basis or for a relatively short term (one to two years) with cancellation clause. There is concern about the requirements for complete paving and the required on-site drainage; planting strips which reduce available parking, the requirement to remove crossings which may have existed for many years. Suggestions are made for alternative ways of paving and planting.
- concludes by recommending a small committee of the Vancouver Parking Association work with the City of Vancouver at the Administrative level in analysing and examine both existing and proposed legislation; Planning Policies and Design Guidelines related to the Parking Industry, not only in the Downtown District but throughout the City.

Staff from the Planning, Engineering and Social Planning Departments have examined the brief and are meeting with a special working committee of the Parking Association in an endeavour to resolve specific issues where possible. A report will be submitted in February, 1977 to the appropriate Standing Committee of Council.

RESOLVED

THAT the report of the City Manager dated November 17, 1976 be received for information.

Report to Council
Standing Committee of Council
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Page 3

3. Grandview-Woodland Neighbourhood Improvement Program:
Citizen Involvement

The Committee considered a report of the City Manager dated November 26, 1976 (copy circulated) in which the Director of Planning recommends that Council endorse the formation of a Grandview-Woodland Neighbourhood Improvement Program Committee.

The Committee has adopted terms of reference outlining their responsibility to the community and their working relationship with Council and civic staff, based on terms of reference adopted by Council for other N.I.P. Committees.

RECOMMENDED:

THAT the formation of the Grandview-Woodland Neighbourhood Improvement Program Committee and the Terms of Reference (as indicated in Appendices I and II of the Manager's Report dated November 26, 1976) be approved.

4. University Endowment Lands Study Team

The following persons represented the University Endowment Lands Study Team:

Mr. J. Webster
Mr. G. Rolfsen
Mr. P. Horwood

Also present were - Dr. I. Bain and Mrs. Mann.

Mr. Rolfsen distributed copies of the University Endowment Lands Study Team: Progress Report #4 dated November 15, 1976 (copy circulated) which summarized the results of a Public Forum held on October 27 and the responses to the questionnaires distributed.

Mr. Rolfsen stated that although the Study Team had been working for some months, they had not received anything official from the University as to their specific needs for the Campus or the University Endowment Lands. It is expected this information will be available shortly.

Conceptual planning is proceeding based upon the major concerns of those involved:

- "- That essentially all of the undeveloped lands be dedicated and developed for park and park/recreation.
- That any and all future UBC development be confined to lands presently held by UBC.
- That any and all future research park development be confined to the lands presently used or zoned for housing, on UBC lands and/or research park lands.
- That the form of administrative structure of the UEL community be decided by its present citizens after several options have been examined.
- That all UEL park lands be designated as inviolate park and administered by a governing body with local interests represented."

cont'd.....

Report to Council
Standing Committee of Council
on Planning and Development
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Page 4

Clause #4 continued

The Study Team requested and was granted an extension of the timetable to January 31, 1976. The next Public Forum will be held in January.

RESOLVED:

THAT the progress report of the University Endowment Lands Study Team be received and the City's previous position reaffirmed.

The meeting adjourned at approximately 4.30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 

REPORT TO COUNCILVSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

December 9, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, December 9, 1976 at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman
 Alderman Kennedy
 Alderman Marzari
 Alderman Sweeney

COMMITTEE CLERK: G. Barden

INFORMATION1. Analysis of Property Tax Arrears

On August 10, 1976 City Council, when considering a Charter amendment which would increase the upper limit on interest the City could charge (by By-law) on taxes in arrears, requested the Director of Finance to report to Council on which categories of properties are delinquent in payment of their taxes.

The Committee had for consideration a Manager's report dated November 29, 1976 (copy circulated) in which the Director of Finance analyzed property tax arrears as of August 24, 1976 and reported on interest rates on arrears charged elsewhere in B.C.

Following discussion it was

RESOLVED

THAT the Manager's report dated November 9, 1976 be received for information.

RECOMMENDATION2. Penalty for Late Payment of Taxes

The Committee considered a Manager's report dated November 29, 1976 (copy circulated) wherein the Director of Finance reported on the matter of penalties for late payment of taxes.

The Committee expressed concern for the few taxpayers who have trusted the mail, forgotten or through some similar oversight are one or two days late in paying their taxes and receive the same penalty as someone deliberately waiting several months. The Director of Finance advised that anyone in this situation may as well wait for the July penalty date to pay their taxes, as the penalty is the same and in the meantime they can put their money in the bank and collect interest. The Committee felt that this alternative should be conveyed to such taxpayers and the Director of Finance agreed that this would be done.

Cont'd . . .

Clause #2 continued:

Following further discussion it was

RECOMMENDED

THAT the penalty structure for late payment of real property taxes remain unchanged until the presently proposed Charter amendments are acted upon by the Provincial Government, at which time the structure be reviewed and reported on.

(Alderman Sweeney opposed.)

3. Britannia Community Services Centre - Maintenance and Repairs

The Committee considered a Manager's report dated November 5, 1976 (copy circulated) outlining building maintenance and repairs services in Britannia Community Services Centre.

It was noted that the Britannia Community Services Centre Society had deliberately kept the level of staffing lower than was anticipated would be needed because it is more difficult to reduce than increase. This increase has been carefully researched and is much needed.

Following discussion it was

RECOMMENDED

THAT funding for 1977 costs of \$49,050 (1976 rates) be approved for additional building maintenance in the Britannia Society Budget in advance of the 1977 Operating Budget.

INFORMATION

4. Vancouver Public Library Board Request to Appear
Before Committee With Respect to West Point Grey Library

The Committee considered a Manager's report dated December 2, 1976 (copy circulated) regarding a request by the Vancouver Public Library Board to appear before the Finance Committee with respect to West Point Grey Library.

The Library Board wishes to discover whether capital money may be made available for development of a book collection and the purchase of equipment for a proposed branch at 10th Avenue and Sasamat Street.

The Director of Finance stated that it is unknown at this time whether funds are likely to be available in 1977 for a library in West Point Grey. The 1977 Capital Budget has not been put together and will not be considered by Council until the spring of 1977.

Following further discussion it was

RESOLVED

THAT the Vancouver Public Library Board and the West Point Grey Community Association be invited to the next meeting of the Finance Committee to discuss the matter.

The meeting adjourned at approximately 2:00 p.m.

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

DECEMBER 9, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, December 9, 1976, in Committee Room No. 1, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman
 Alderman Boyce
 Alderman Marzari
 Alderman Sweeney

ABSENT: Alderman Volrich (Police Board)

COMMITTEE CLERK: H. Dickson

RECOMMENDATION1. New Central Hotel and Ferry Hotel - Purchase by the City

The Committee had before it for consideration a Manager's Report dated December 7, 1976 (copy circulated) in which the Director of Social Planning provided background on negotiations with Provincial and Federal Governments regarding ownership of these buildings and concluded with a series of recommendations that the City should accept the offer of Central Mortgage & Housing Corporation and the Minister of Housing for ownership of the New Central Hotel at 44-48 East Cordova Street and the Ferry Hotel at 58 Alexander Street.

The Deputy Director of Finance appeared before the Committee and proposed two amendments to the recommendations as follows:

- The words "in the name of the City of Vancouver Public Housing Corporation" be added after the words "to the City" in recommendation 1(a); and
- An additional recommendation "that the management of the Multi-Use Centre of the New Central and Ferry Hotels be assigned to the Property Division of the Finance Department".

The Director of Social Planning also appeared before the Committee on this matter, and following further discussion, it was

RECOMMENDED

- A. THAT City Council advise Keith Tapping, Branch Manager, CMHC, and the Honourable Hugh A. Curtis, Minister of Housing, that the City agrees to accept their offer of ownership by the City at the earliest possible date of the New Central Hotel, located at 44-48 East Cordova Street, and the Ferry Hotel, located at 58 Alexander Street, and to manage these hotels provided that:
 - i) title is transferred to the City in the name of the City of Vancouver Public Housing Corporation with the existing Section 15(1) NHA mortgage (and operating agreement) at the preferred interest rate of 7-5/8%.

Clause No. 1 Continued

- ii) CMHC pays 50% of all operating costs under Section 44(1)(b) of the NHA and the Provincial Government pays the other 50% of all operating costs; such operating costs to include all expenses incurred in respect to housing management, debt servicing, taxes, insurance, repairs, improvements and replacements to the buildings required to ensure safety and comfort;
- B. THAT the management of the Multi-Use Centre of the New Central and Ferry Hotels be assigned to the Property Division of the Finance Department.
- C. THAT the Director of Legal Services, on behalf of the City, be authorized to execute the appropriate legal agreements with all parties to this transaction in consultation with the Director of Finance and the Director of Social Planning.

INFORMATION

2. Boys' & Girls' Clubs of Greater Vancouver Capital Grant Request of \$25,000.00

The Committee had before it for consideration a Manager's Report dated November 29, 1976 (copy circulated) in which the Director of Social Planning reported in accordance with the resolution of the Community Services Committee earlier this year that he meet with the Boys' & Girls' Clubs of Greater Vancouver and report back to the Committee on the feasibility of a one-time grant to the organization's capital building fund. The Director of Social Planning concluded in the report that in view of the City's financial assistance to the club already in 1976 and that another capital grant request in the amount of \$47,848.00 is under consideration, that he would recommend against a one-time special grant of \$25,000.00 to the Boys' & Girls' Clubs' capital building fund.

A representative of the Boys' & Girls' Clubs of Greater Vancouver appeared before the Committee on this matter and it was noted during discussion that the Property Endowment Fund Board of the City was to consider a property buy-back request from the club in the amount of \$47,848.00. The club has asked the City to spend this amount to buy the property from the Boys' & Girls' Clubs, consolidate it with the City-owned property on which the Kivan Club is now located, and lease the land back to the club for \$1.00 a year. Both of the Vice-Chairman of the Committee and the representative from the Boys' & Girls' Clubs told the Committee it is their understanding the Property Endowment Fund Board has decided this matter is not an appropriate transaction for it to deal with. It was also noted the Property Endowment Fund Board endeavours to realize a 10% profit on any land transactions.

It was noted therefore that in order for this project to proceed, the Property Endowment Fund Board would have to agree to purchase this property at \$47,848.00, consolidate it with the adjacent City property and lease the entire site back to the Boys' & Girls' Clubs.

Report to Council
Standing Committee of Council on Community Services
December 9, 1976

Page 3

Clause No. 2 Continued

It was

MOVED by Alderman Boyce

THAT the City purchase the property at 914 East 12th Avenue (adjacent to the existing Kivan site) for \$47,848.00 and lease the land back to the Boys' & Girls' Clubs for \$1.00 a year.

LOST

(Alderman Marzari and Alderman Sweeney opposed.)

It was

RESOLVED

THAT this matter be deferred pending an appearance of the Chairman and Vice-Chairman of the Community Services Committee and other appropriate civic officials before the Property Endowment Fund Board to discuss this matter and that it be reconsidered by the Community Services Committee early in the new year.

3. Sale of Surplus Furniture

The Committee had before it for consideration two requisitions from non-profit organizations to purchase surplus City furniture and equipment for a nominal sum under certain procedures and guidelines approved by City Council on April 23, 1974 (copies circulated).

The Actors Workshop is seeking furniture and equipment with an auction value of \$493.00 which would be sold for a nominal price of \$52.75.

The Vancouver Big Sisters is seeking furniture and equipment with an auction value of \$625.00 which would be sold for a nominal price of \$66.80.

As both requests being for equipment valued at over \$300.00, approval of the Standing Committee was required.

Following brief discussion, it was

RESOLVED

- A. THAT the Committee approves of the sale of \$493.00 worth of furniture and equipment to the Actors Workshop for \$52.75.
- B. THAT the Committee approves of the sale of \$625.00 worth of furniture and equipment to the Vancouver Big Sisters for \$66.80.

Report to Council
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Page 4

RECOMMENDATION

4. Hastings/Sunrise-Strathcona Community Recreation Youth Workers

The Committee had before it for consideration a Manager's Report dated November 16, 1976 (copy circulated) in which the Superintendent of Parks and Recreation reported on the recent history of recreation programs operated in the Hastings/Sunrise and in the Strathcona areas.

The report concluded with a series of recommendations providing for a continuation of the program and that the Youth Workers Project budgets be incorporated into the Recreation Services Division budget and be reported along with the total budget of the Park Board in 1978.

Representatives of the Park Board and the Director of Social Planning appeared before the Committee on this matter, and in response to a question from the Chairman, stated they had read the report and agree to the recommendations.

Following further discussion, it was

RECOMMENDED

- A. THAT the Recreation Youth Worker Projects at Strathcona and Sunrise Hastings be continued and that two temporary positions be established, as Recreation Programmers I, P.G. 16 at a cost of \$24,246.00 in 1977 subject to the Personnel Officers' review and that these positions be made permanent only when C.A.P. sharing is approved.
- B. THAT casual staff assistance, auto allowance and program expenses for the two (2) projects be approved at a cost of \$20,760.00 (\$10,380 for each area) in 1977 as outlined above.
- C. THAT the Strathcona and Hastings/Sunrise Recreation Youth Worker Project budgets be incorporated into the Recreation Services Division budget and be reported on in the context of the total budget of the Board of Parks and Recreation in 1978 (Subject to Recommendation A).

INFORMATION AND RECOMMENDATION

5. Licensed Premises in the Downtown Area

The Committee, at its meeting on June 24, 1976, requested a map be provided showing all types of licensed premises, their location and seating capacity in the Downtown area and that this information be discussed with representatives of the Liquor Administration Branch.

The Committee had before it for consideration a Manager's Report dated November 29, 1976 (copy circulated) and a large map of the Downtown Peninsula which showed that in the study area defined by Burrard Inlet on the north, Heatley Avenue on the east, Industrial Avenue and False Creek on the south and Stanley Park on the west, there are a total of 370 liquor licenses providing seating for 59,945 persons, which is just over 60% of the entire seating capacity in the City of Vancouver.

Clause No. 5 Continued

A representative of the Liquor Administration Branch appeared before the Committee on this matter, answered a number of questions on the different types of liquor licenses and stated that the number of public house licenses remains relatively the same, while there has been a recent increase in the number of lounge licenses.

The Committee noted the seating capacity of over 59,000 persons is a very large number, and there was some discussion on whether or not the City could impose a moratorium on the issuance of any further liquor licenses in this area.

However, following discussion, it was

RESOLVED

THAT the Manager's Report dated November 29, 1976 and its accompanying map be received for information and that all future reports on liquor permit applications be considered in the context of this report;

and it was

RECOMMENDED

THAT the Department of Permits and Licenses be requested to assume the responsibility for updating the information supplied in the City Manager's report dated November 29, 1976.

INFORMATION

6. Juvenile Detention Facilities

The City's Family Court Committee appeared before the Community Services Committee on February 5 and October 7 of this year and expressed concerns regarding the condition of the Family Court facility at 2625 Yale Street.

The Community Services Committee's attempts to meet directly with the Attorney-General to discuss this matter have not been successful; however, the Committee did meet on October 7th with Mr. O. E. Hollands, Assistant Executive Director of the Corrections Branch of the Attorney-General's Department.

At the October 7th meeting, the Committee resolved again to seek a meeting with the Attorney-General and attempts to arrange such a meeting have been unsuccessful.

Mr. Tony Mears, Chairman of the Family Court Committee, appeared before the Community Services Committee this date and pointed out there has been no improvement to the Family Court facility and that the Attorney-General has not responded to letters requesting a meeting with him and the Community Services Committee.

Following brief discussion, it was

RESOLVED

THAT the Chairman of the Community Services Committee would write directly to the Attorney-General pointing out that this matter is of the utmost urgency and requesting the Attorney-General to meet with the Community Services Committee to discuss the concerns of the Family Court Committee outlined in its 1975 Annual Report regarding the Family and Juvenile facility at 2625 Yale Street.

Report to Council
Standing Committee of Council on Community Services
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RECOMMENDATION

7. Proposed Expansion - Vancouver International Airport

Mr. Bruce Eriksen of the Downtown Eastside Residents Association presented the Committee with a letter dated December 8, 1976 (copy circulated) in which Mr. Eriksen suggested the City protest to the appropriate Federal officials the construction of a further runway at Vancouver International Airport and ask that funds allocated for such a project be transferred to the City of Vancouver for a light rapid transit system.

Following brief discussion, it was

RECOMMENDED

- A. THAT the City of Vancouver strongly protest to the Prime Minister and the Federal Ministry of Transport any further steps for construction of an additional runway at Vancouver International Airport.
- B. THAT the Council protest the formation of committees to study noise abatement at the airport.
- C. THAT Council request the Prime Minister and the Ministry of Transport to transfer the estimated \$500 Million the Federal Government is planning to spend on expansion of the airport to the City of Vancouver to allow the City to initiate a light rapid transit system for the region.

Alderman Rankin, Chairman of the Community Services Committee, pointed out this was the last meeting for the Community Services Committee and thanked the members of the Committee for their contribution during the past two years, pointing out that the Community Services Committee deals with issues affecting people, that often the results of the Committee's work may not be as physically obvious as the efforts of other committees but that the Committee had been successful in a number of areas during the past two years.

The meeting adjourned at approximately 4:20 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 281-150

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

December 9, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No.2 Committee Room, Third Floor, City Hall, on Thursday, December 9, 1976, at approximately 3:30 p.m.

PRESENT:

Alderman Kennedy, Chairman
Alderman Bird
Alderman Harcourt

ABSENT:

Alderman Cowie

ALSO

PRESENT:

Alderman Boyce) (Item 4)
Alderman Marzari)

Alderman-Elect Ford- (Items 1,2 & 3)

CLERK

TO THE COMMITTEE:

M.L. Cross

INFORMATION1. Status Report on Major Development Proposals

Mr. A. Floyd, Acting Zoning Planner reported verbally on the following major development permit applications received:

- (a) Development Permit Application No. 76066 -
836 West 7th Avenue - 6 Unit Townhouse Development
- (b) Development Permit Application No. 76009 -
N.E. Corner-Howe & Smithe - One Storey Commercial Development
- (c) Development Permit Application No. 76019 -
N.E. Corner-Broadway & Oak - (B.C.A.A.) - 2 Storey building with parking on the roof for testing purposes and offices

RESOLVED

THAT the verbal status report on major development permit applications be received for information.

2. Status of Rezoning Applications

The Committee considered a memorandum dated December 2, 1976, from the Planning Department forwarding the monthly status of rezoning applications as of November 30th (on file in the City Clerk's Office).

RESOLVED

THAT the monthly status of rezoning applications as of November 30, 1976 be received for information.

Report to Council
Standing Committee of
Council on Planning and Development
December 9, 1976.

Page 2

RECOMMENDATION

3. Musqueam Indian Band - Request for Exclusion from
the Agricultural Land Reserve

The Committee considered a report of the City Manager dated November 24, 1976, (copy circulated) in which the Director of Planning makes recommendations with respect to the Musqueam Indian Band's request for the exclusion from the Agricultural Land Reserve, the portion of the Musqueam Indian Reserve No.2 bounded by Wallace Street on the east, the Fraser River on the south and west, and 51st Avenue on the north.

Ms. P. Johnston, Overall Planning, advised that the B.C. Land Commission had been requested to carry out a soil classification inventory of all the land within the Agricultural Land Reserve in the City. Under the Canada Land Inventory classification system, land is grouped into seven classes according to its potential and limitations for agricultural use depending on soil and climatic characteristics.

A map showing the soil classifications is appended to the Manager's report dated November 24, 1976.

In the report the Director of Planning states:

"While we do not recommend that any land be removed from the Agricultural Land Reserve in the City of Vancouver at this time, we do recognize that there could be some development on the filled portion of the Land Reserve within the Musqueam Indian Reserve that would be compatible with the agricultural preservation of the surrounding lands. Section 11(4) of the B.C. Land Commission Act allows applications for use of land for other than farm purposes subject to any terms or conditions that the Commission considers advisable. Such uses could possibly include a marina or low density residential development providing that the agricultural soils immediately adjacent were not jeopardized. We, therefore, suggest that the Musqueam Indian Band make application to the City of Vancouver under Section 11(4) of the B.C. Land Commission Act to permit such a use once a specific development proposal has been formulated.

It is recommended:

1. There be no change in the boundary of the Agricultural Land Reserve in the City of Vancouver at this time and that the Musqueam Indian Band's request for exclusion of their land from the Agricultural Land Reserve be refused.
2. That the Musqueam Indian Band give consideration to applying to the City and the B.C. Land Commission to permit a compatible use on that portion of the land not suitable for agriculture under Section 11(4) of the B.C. Land Commission Act at such time as a specific development has been formulated."

Mr. R. Guerin, representing the Musqueam Indian Band, submitted a memorandum in support of the Band's position (copy circulated).

The Band recommends:

"That the Committee accept the position that continued inclusion of Musqueam Land in the Agricultural Land Reserve represents an uncooperative attempt by the City to control Musqueam's future progress.

That the Committee also accepts the position that the land is unsuitable for future farming use.

Further that the land be removed from the Agricultural Land Reserve Plan; and that the City and the Band reinstate the previous discussions to have mutual discussions of Musqueams long term planning."

The Committee agreed that representatives of the Land Commission and Council should walk around the area before any decision is made. The City has two concerns:- agricultural potential on one hand vs. a concern about density of housing and any increased traffic congestion.

After discussion, the Committee

RECOMMENDED:

THAT consideration of the Manager's report dated November 24, 1976, be deferred and representatives of the B.C. Land Commission be requested to attend a meeting on the Musqueam Indian Band lands with the appropriate Standing Committee of Council, representatives of the Musqueam Indian Band and civic staff to carry out further discussions on the Band's request for exclusion from the Agricultural Land Reserve and to look at the Band's proposed development plans for the area.

4. Central Waterfront Official Development Plan

The Committee considered a report dated November 30, 1976, which the City Manager submitted for Information. The report forwarded two documents dated November 16, 1976 - "policy plan" and "official development plan" - forming the Draft Official Development Plan for the Central Waterfront. (Copies of all reports on file in the City Clerk's Office)

Council on September 21, 1976 resolved:

- "A. THAT the revised draft Official Development Plan for the Central Waterfront District be received and made available to those organizations directly affected by the proposals and to the interested public, after minor wording changes as the Director of Planning may see fit.
- B. THAT the Director of Planning proceed with a programme to explain the proposed zoning controls for the Central Waterfront District to interested parties; with a report back to the Committee in October on the results of the public meeting."

Mr. J. Coates, Central Area Division, advised that planning staff has met with the major organizations directly involved and consensus has been reached on the documents.

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The Committee had several concerns some of which are as follows:

- the probable high development costs will mean high cost accommodation.
- transportation problems.
- the G.V.R.D. livable region plan will not work if Vancouver does not relinquish some of the attraction for building commercial and office developments in its central area.
- the high density to be allowed will attract more growth and make rapid transit untenable.
- the growth may have to be accepted if it is needed to subsidize a high amenity waterfront.

After discussion, the Committee

RECOMMENDED

THAT public information meetings not be held until a special informal meeting of the 1977 Council, representatives of the G.V.R.D., Marathon Realty and Port of Vancouver, is held, to discuss the draft official development plan for the Central Waterfront.

The meeting adjourned at approximately 4:35 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 2/6

DISTRIBUTED MONDAY

REPORT TO COUNCIL

0666

VII

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

December 9, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, December 9, 1976, at 1:40 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT:

Alderman Harcourt, Chairman
Alderman Bird (Items 7 and 8)
Alderman Boyce
Alderman Rankin

ABSENT:

Alderman Cowie

CLERK:

J. Thomas

The Minutes of the meeting on November 25, 1976, were adopted.

INFORMATION:

1. Report on Costs Incurred by Owners of Apartment Buildings to Upgrade Their Buildings for Compliance with the Fire By-law

At the Committee meeting on November 25, 1976, after considering briefs presented by:

The Committee of Tenants, 1101 Nicola Street
Apartment Tenant Owners Association
Apartment and Lodging House Association
Rental Housing Council of B.C.

the following resolution was approved:

"THAT the Fire Chief be instructed to obtain prices from various builders and contractors for typical renovations to comply with the regulations of the Fire By-law, i.e. installation of enclosed stairways, fire doors, sprinkler systems, etc., to assist the Committee in evaluation of future upgradings and to report back to the Committee as soon as possible."

In a Manager's Report, dated December 3, 1976, (circulated) the Fire Chief reviewed a sampling of 13 buildings which had been completed recently, listing the height, age and type of construction in each case, and the amount of alterations required in order to achieve compliance. Costs had been obtained from the various owners and contractors involved and included in most cases fire alarms, emergency lighting, exit lights and improvements in the means of egress. Amortisation figures were not included in the report.

The Fire Chief advised the Committee costs averaged approximately \$300 per unit, however, older buildings, particularly older wooden buildings, tended to cost more. In response to questions the Fire Chief stated of the 400 buildings requiring some form of upgrading, approximately 50% were in the older building category.

Following discussion, it was

RESOLVED,

- A. THAT the Manager's Report dated December 3, 1976, be circulated to interested building owners and tenants groups and said groups be invited to discuss the matter further at a future meeting of the Committee.
- B. THAT the Manager's Report, dated December 3, 1976, be received for information.

Cont'd . . .

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RECOMMENDATION:

- 2. Secondary Suites in Cedar Cottage and Kitsilano:
Proposed Rezoning to RS-1A**

At its meeting on February 24, 1976, City Council, after receiving results of plebiscites conducted in RS-1 zones of Cedar Cottage, Grandview/Woodlands, and Kitsilano to determine whether property owners were in favour of legalising existing secondary suites in those areas involved resolved:

"THAT the Planning Department be instructed to explore rezoning to permit secondary suites in the following areas:

- a) All of Cedar Cottage;
 - b) Area II of Kitsilano and that Area I of Grandview/Woodlands be referred back to the Standing Committee on Housing and Environment for further review."

The Committee had for consideration a Manager's Report dated December 2, 1976, summarising a report of the Director of Planning (both circulated) on the proposed rezoning to RS-1A of Cedar Cottage and Area II of Kitsilano, where a minimum of 60% of respondent property owners voted in favour of allowing secondary suites.

The Director of Planning advised the intent of the rezoning was two-fold: to stimulate the provision of reasonable quality, reasonable cost accommodation within existing single family dwellings; and to preserve and strengthen resident ownership within the two areas. The report reviewed the following issues:

- Standards for secondary accommodation in single family zones;
 - Required By-law changes;
 - Issues associated with proposed rezoning, i.e. maintenance of the single family character of the area; and potential for increased load on existing services such as schools, parking and physical services;
 - Monitoring;
 - Promotion;
 - Applicable government housing programs;
 - Rent controls.

Mr. R.R. Youngberg, Associate Planning Director, reviewed the report with the Committee and advised if, after a Public Hearing, Council approved the establishment of the RS-1A District Schedule, there would be a further report back on methods and costs involved in a promotional campaign in conjunction with RRAP and Provincial Conversion Loan Programs and on monitoring procedures.

Following discussion, it was

RECOMMENDED,

THAT Recommendations numbered 1-4 contained in the Manager's Report dated December 2, 1976, as follows, be approved:

1. THAT the Director of Planning be instructed to make an application to amend the Zoning and Development By-law No. 3575 as follows:
 - (a) To establish a new district schedule to be known and described as (RS-1A) One-Family Dwelling District as outlined in Appendix IV.
 - (b) To rezone the (RS-1) One Family Dwelling Districts of Cedar Cottage and Area 2 of Kitsilano as outlined in Appendix I to (RS-1A) One Family Dwelling District.
 - (c) To amend Section 11 and Schedule B as outlined in Appendix III.
 2. THAT the application be referred direct to a Public Hearing after a report from the Vancouver City Planning Commission.

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Clause 2 Cont'd

3. THAT City Council adopt the amended minimum standards for Secondary Suites embodied in the (RS-1A) One Family Dwelling District. (Appendix IV)
 4. THAT if Council approves of the establishment of the RS-1A District Schedule after a Public Hearing that the Director of Planning be instructed to report back to Council on methods and costs of undertaking:
 - (a) Promotional campaign in conjunction with the R.R.A.P. and Provincial Conversion Loan Programs as outlined in Section VIII of this report.
 - (b) The monitoring procedures as outlined in Section VII of this report."

INFORMATION:

3. Victory Hotel, 391 Powell Street

The Committee had for consideration a Manager's Report, dated November 26, 1976, in which the Supervisor of Properties acting on a Committee instruction at its May 20, 1976, meeting, reported on the possibility of the City leasing the Victory Hotel, 391 Powell Street, for 15 years.

The Supervisor of Properties recommending that the lease not be proceeded with reported, in part, as follows:

"This building, erected in 1910, is a three storey and part basement frame structure with brick exterior situated on a 50' x 122' lot zoned CD-1. The main floor, at street level, is divided into three stores currently rented at approximately \$600 per month. The upper two floors, constituting the rooming house operation, contains 55 licensed rooms. Rental is \$1600 per month for the rooming house operation. Since 1975, St. James' Social Service, through Mrs. May C. Gutteridge, has been leasing the rooming house part of the building and operating a residence for the 'hard to house'. Condition of this building is average for age and type and meets Fire and Lodging House By-Law standards.

Pursuant to the above recommendation of Council, the owners of this property were contacted and, after several meetings agreed to grant the City a fifteen-year lease, only if the building were upgraded at no cost to them. Cost of upgrading, which would include a new furnace and roof repairs, is estimated to be in excess of \$50,000.00.

Central Mortgage and Housing Corporation were contacted regarding R.R.A.P. funding for renovating the building. After a lengthy delay, Central Mortgage and Housing Corporation have indicated that such funds are not available.

In view of the foregoing, it is recommended that a lease on behalf of St. James' Social Service not be proceeded with."

Mr. F. Brash, Properties Office, advised the owner was willing to sell for \$287,000. The Department felt \$250,000 would be a fair market price as present rentals were not economical and the premises required considerable renovation. Mrs. M. C. Gutteridge, St. James Social Services, addressed the Committee and referred to her efforts to bring the rooming house section up to standard.

The Director of Environmental Health advised the premises presently violated the Lodging House By-law and charges had been laid against the operator.

Following discussion, the Committee agreed to inspect the premises on Friday, December 10, 1976.

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Clause 3 Cont'd

It was

RESOLVED,

THAT the Manager's Report dated November 26, 1976, be received for information.

RECOMMENDATION:

4. Garbage Collection from Strata Title Properties: Roll-out Charges

City Council at its meeting on October 9, 1976, when considering the question of garbage collection from Strata Title Properties, instructed the City Engineer to report back to the Committee on "roll-out" charges for emptying large garbage containers at Strata Title locations.

The Committee this day considered a Manager's Report dated November 22, 1976, (circulated) in which the City Engineer reported on the application of the roll-out charge which applied under the by-law, where the collection truck cannot approach within 30 feet of the container pick up point or where the occupier of the premises was unwilling or unable to comply with the requirements. At the present time 40 Strata Title containers were being charged for roll-out.

Mr. P.S. Herring, Assistant City Engineer, addressed the Committee and advised if the charge was dropped it would result in an estimated annual extra collection cost of \$4,000 and loss of the present \$4,000 a year revenue.

During discussion members of the Committee urged that the charge be dropped because people were being forced by present difficult housing conditions to adopt new compact living styles and therefore Council should make every effort to ensure they were not overburdened with extra charges.

It was

RECOMMENDED,

THAT the City discontinue "roll-out" charges for emptying large garbage containers at Strata Title locations.

5. RRAP Progress Report: Downtown Eastside

The Committee considered an oral report by the Downtown Eastside Planner, Ms. D. Jan, reviewing the status of the Residential Rehabilitation Assistance Program in the Downtown Eastside.

Ms. Jan introduced for the Committee's information a letter to the Minister of State for Urban Affairs dated December 8, 1976, (circulated) requesting - 1) The Oppenheimer area be declared a "special project" which would apply to both funding and employment factors; 2) That a C.M.H.C. grant of up to \$4,000 per unit be made available to needy owners of commercial accommodation for physical upgrading (cleaning, reflooring, painting, fixing up, also improved lighting, heating, plumbing, roofing, etc. where this is more urgent or can be accomplished within the budget); 3) That local labour be employed to carry out this work.

The letter pointed out there were approximately 3,732 dwelling units in the 17-block Oppenheimer N.I.P. area, however, only 264 units are presently eligible for RRAP funding because they are self-contained units. One thousand and sixty-nine are defined as house-keeping units and the remaining 2,399 are sleeping units.

Ms. Jan advised the Committee, the City's Planning staff was working closely with social agencies in the area and the proposal was supported 100% by local C.M.H.C. officials.

Cont'd . . .

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Clause 5 Cont'd

RECOMMENDED,

THAT City Council endorse the proposal that the Oppenheimer Area be declared a "Special Project" and urges the Federal Government to utilise RRAP monies for the upgrading of housekeeping and sleeping rooms in the area;

FURTHER THAT the Mayor request the Federal Government to introduce the necessary legislation and funding for the implementation of such a program in the fiscal year commencing April 1, 1977.

6. Government Assisted Senior Citizens Housing Construction: Progress and Future Location Priorities

In a Manager's Report dated December 6, 1976, (circulated) the Director of Social Planning, at the request of the Chairman, reported on the status of government assisted housing construction for senior citizens. The report outlined the development of guidelines, indicated the present status and discussed priorities for 1977.

Following discussion, it was

RECOMMENDED,

- A. THAT Council reaffirm its endorsement of the policy guideline with regard to the provision of adequate housing for 20% of the elderly population 65 and over.
 - B. THAT the guideline relating to the construction of 1,000 units per year for the next 10 years be revised from 10 years to 5 years.
 - C. THAT the Manager's Report dated December 6, 1976, be received for information.

7. Housing and Relocation Service

In a memorandum dated December 9, 1976, (circulated) requested by the Chairman, on the status of the City's request to the Provincial Government for a cost-sharing agreement to fund the Red Door Rental Aid Society and Y.W.C.A. Rooms Registry, Mr. R. Kalapinski, Social Planner advised interim funding granted by the City would run out December 31, 1976.

Mr. Kalapinski reviewed the history of the City's efforts during the past year to maintain the two agencies by means of interim funding culminating in a meeting with the Minister of Human Resources on September 16, 1976, at which time the Minister agreed to reconsider a cost-sharing arrangement with the City pending the findings of a team of auditors from his Department. However, in response to a letter from the Mayor dated October 29, 1976, the Minister of Human Resources indicated after reviewing all available reports, he was convinced the service should be funded by some arrangement between the City and Ministry of Housing. He further suggested some charge for the service should be established and that for the next fiscal year the two agencies should approach the Vancouver Resources Board for funding from per capita community grant monies.

The Committee was informed the total cost of the interim funding advanced to the two agencies by the City for 1976 was \$89,000.

Also before the Committee were the following communications:

- a letter from the Regional Manager, Vancouver Resources Board dated December 9, 1976, (circulated) advising a motion had been approved by the Board at its meeting on December 8, 1976, referring the whole matter of funding the Red Door Rental Aid Society to the Vancouver Resources Board's budget committee and requesting that the City pick up funding for the agency to the end of the fiscal year.
 - a letter from the Red Door dated December 9, 1976, requesting a final interim grant from the City.

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Clause 7 Cont'd

- a letter from Mrs. H.T. Fargey, Chairman of Housing, Y.W.C.A. Board of Directors, dated December 6, 1976, questioning the omission of the Y.W.C.A. Rooms Registry from recent correspondence between the City and Minister of Human Resources.

The Chairman assured the Y.W.C.A. representative present that the Y.W.C.A. had been included in all discussions and correspondence between the City and Provincial Government.

RECOMMENDED,

- A. THAT the City extend interim funding for the Red Door Rental Aid Society and Y.W.C.A. Rooms Registry until the end of March, 1977, in the following amounts: Red Door \$18,000 and Y.W.C.A. \$10,000.

 - B. THAT the memorandum from Social Planner R. Kalapinski, dated December 9, 1976, and the communications from the Vancouver Resources Board, Red Door Rental Aid Society, and the Y.W.C.A. Board of Directors, be received.

INFORMATION:

8. By-law Enforcement

The Chairman made reference to his memorandum to the Director of Legal Services dated December 3, 1976, (circulated) reviewing current activities in regard to by-law enforcement in the following areas:

Permits and Licenses
Health
Fire
Zoning
Sign By-law

The Chairman advised the recently appointed City By-law Prosecutor would report early in 1977 and a Provincial report on Hearing Officer Procedure would also be presented in the New Year.

It was

RESOLVED,

THAT the Chairman's memorandum dated December 3, 1976, be received and be referred to the new Council for future action.

The meeting adjourned at approximately 2:35 p.m.